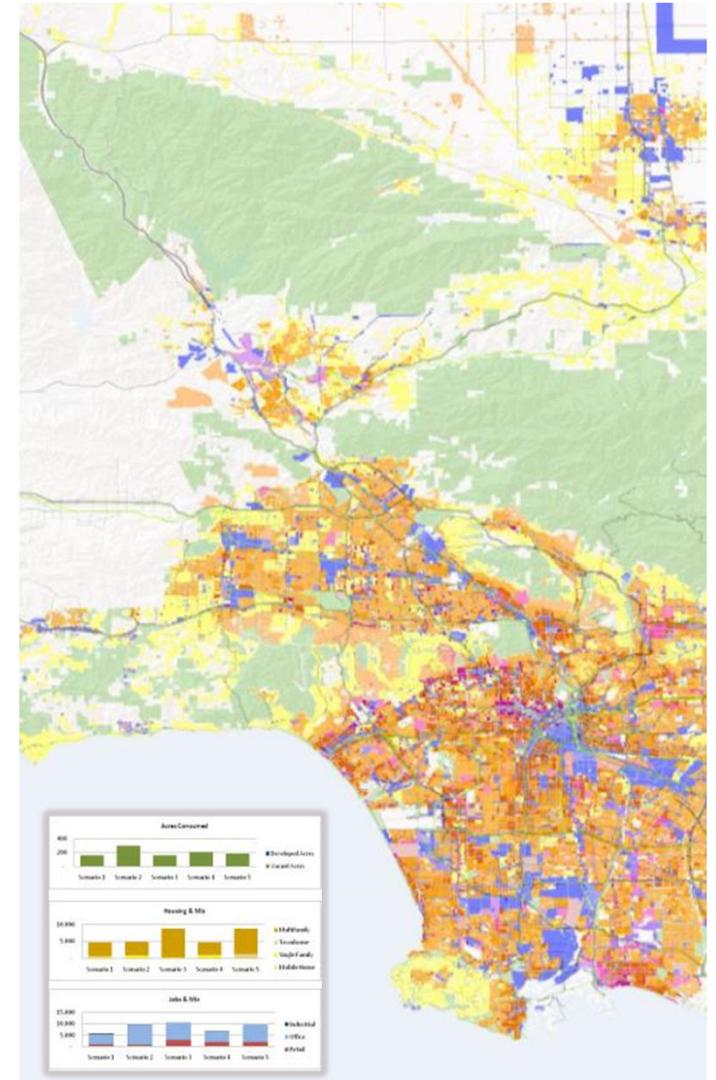


Envision Tomorrow and Austin CodeNEXT

What is Envision Tomorrow?

- Suite of open source planning tools:
 - Prototype Builder
 - Return on Investment (ROI) model
 - Scenario Builder
 - Extension for ArcGIS
 - Goal is to create an “virtual city” in a computer in order to evaluate it

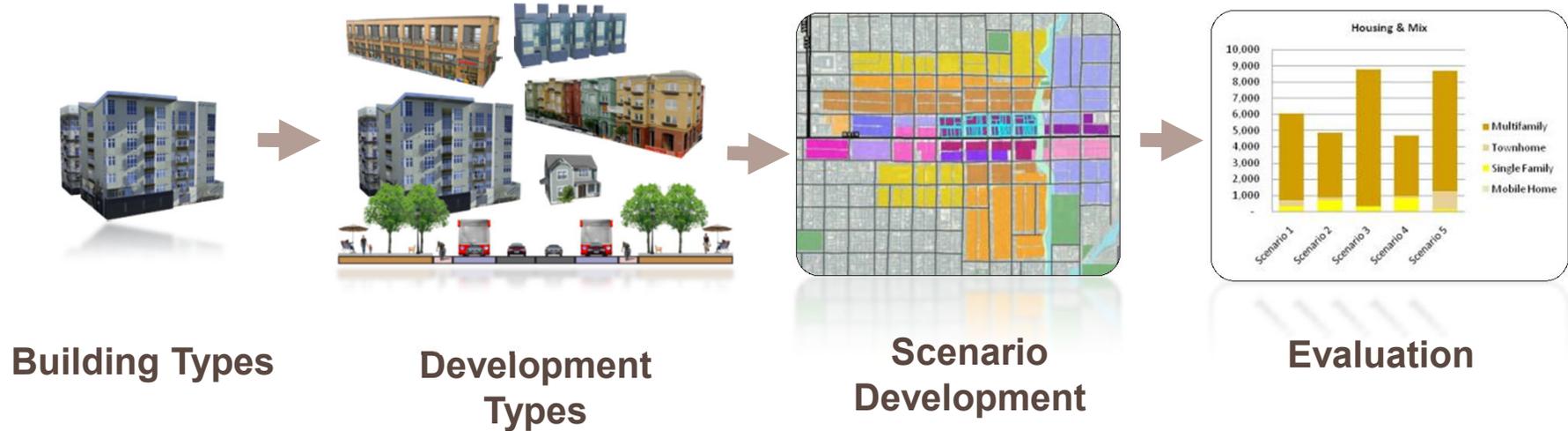


Why Use Scenario Planning?

- Weigh choices against consequences
- Test policy options quickly
- Prepare for uncertainty
- Develop strategies to optimize outcomes



Scenario Building Process



1

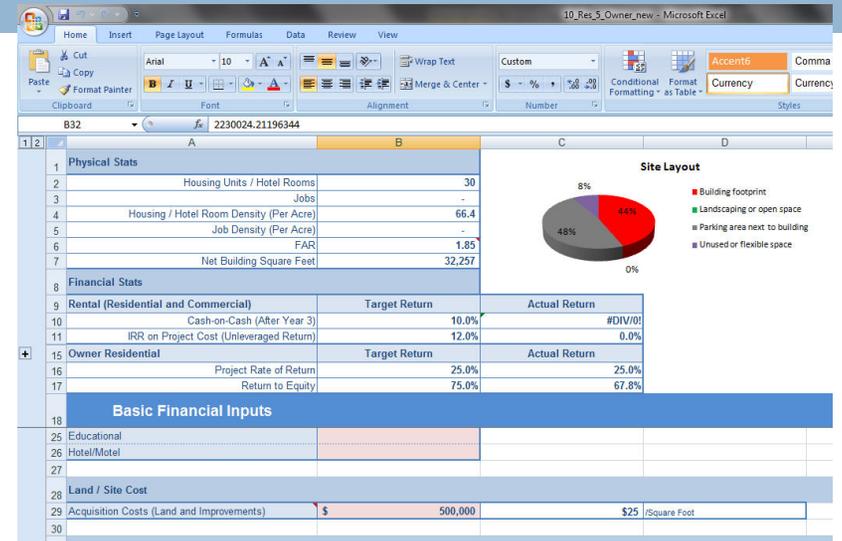
Step 1: Model a library of building types that are financially feasible at the local level.

Create Prototype Buildings

Why start with buildings?

□ *Easily modeled & lots of existing data*

- Density and Design
- Rents and Sales Prices
- Costs and Affordability
- Energy and Water Use
- Fiscal Impacts

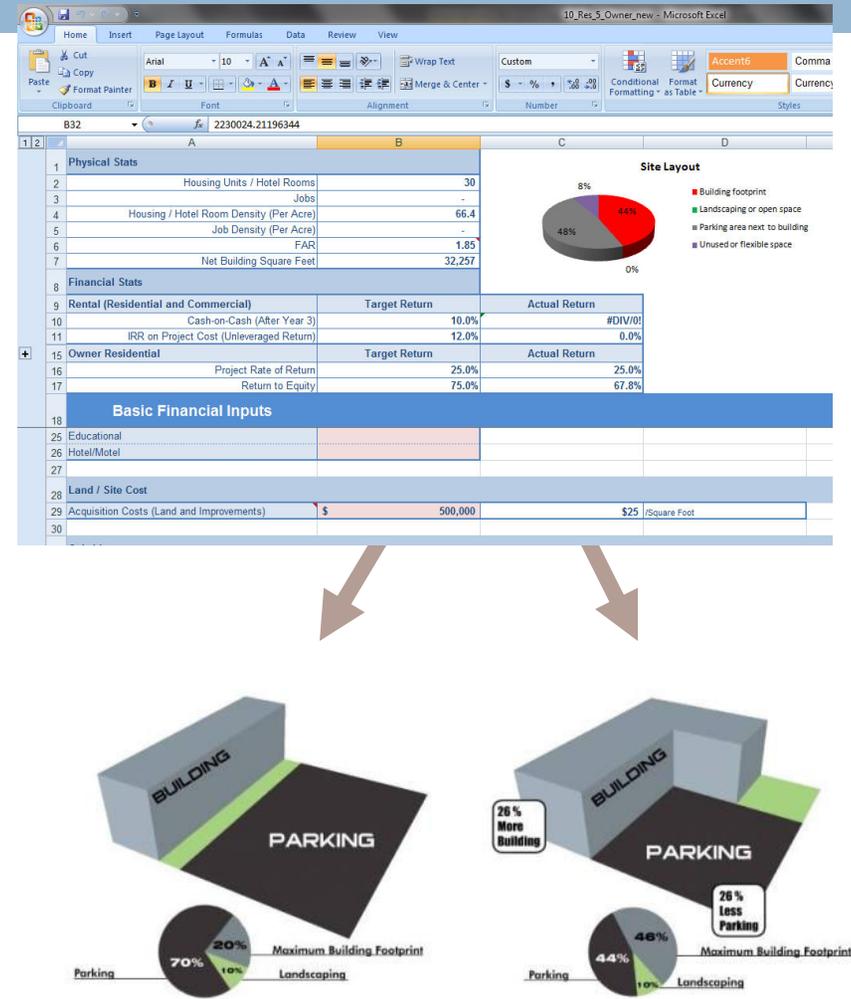


Feasible?



Prototype Builder (ROI Model): Quick Building Modeler: Physical & Financial

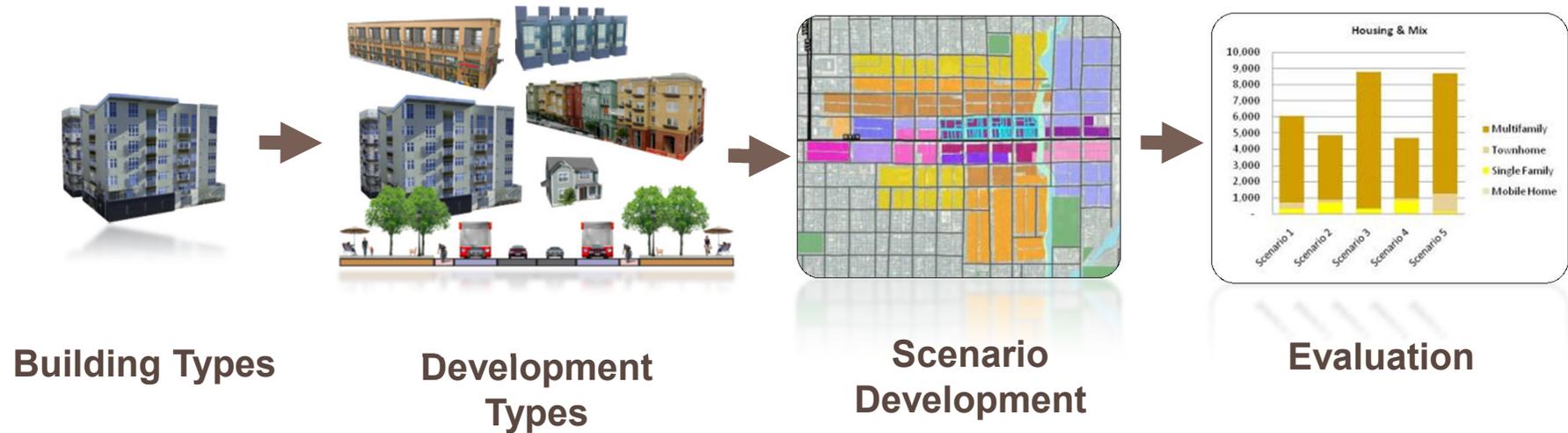
- Powerful as standalone tool or integrated with Scenario Builder
- Test existing regulations
- Test impact of new development regulations
- Experiment with sensitivity of key variables



Austin Building Library



Scenario Building Process

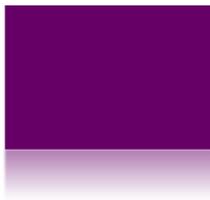


2

Step 2: Define the buildings, streets and amenities that make up all the “places” in which we live, work and play.

Development Type Mix

A Variety of Buildings, Streets and Amenities Create a “Place”



**Town
Center**



**Medium-Density
Residential**



**Single-Family
Residential**

Town Center

Housing Units per Acre	Jobs per Acre
20 DU/Gross Acre	30 Jobs/Gross Acre

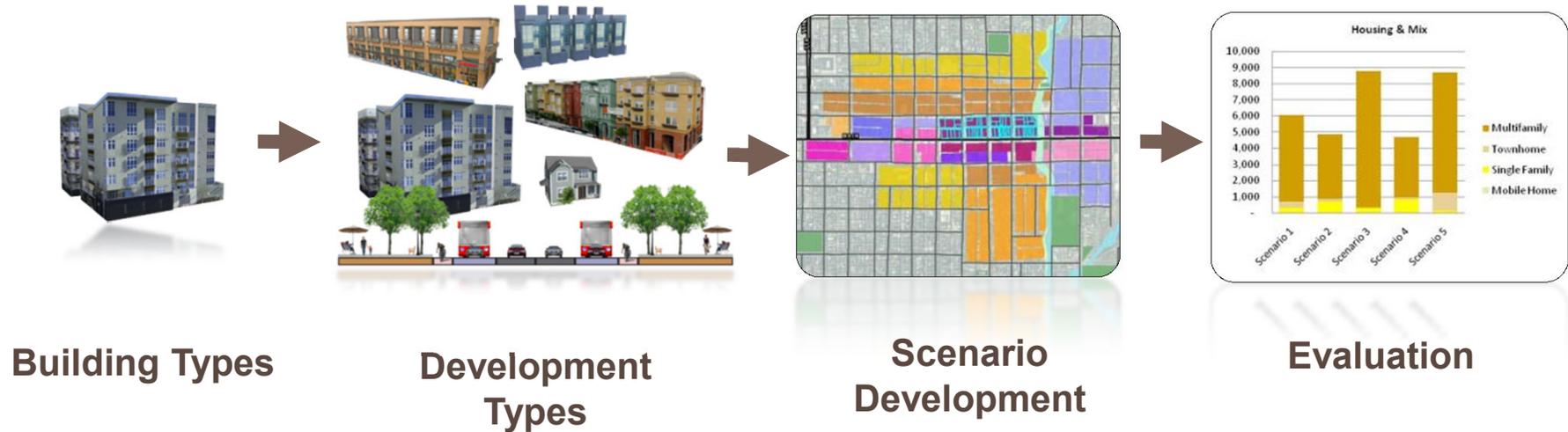


Traditional Neighborhood

Housing Units per Acre	Jobs per Acre
8 DU/Gross Acre	2 Jobs/Gross Acre



Scenario Building Process



3

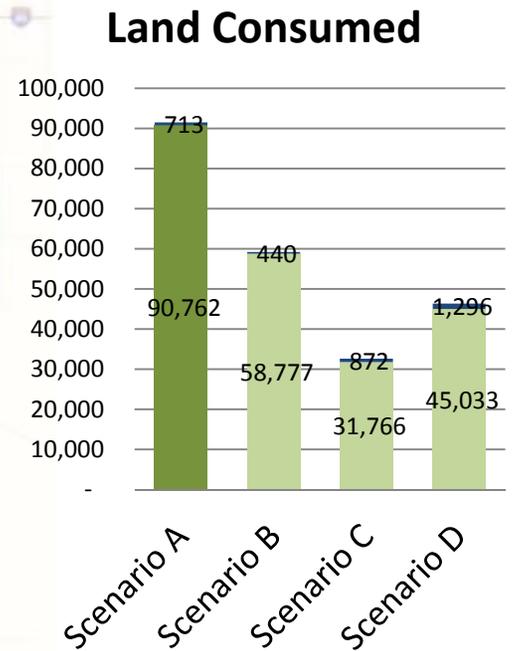
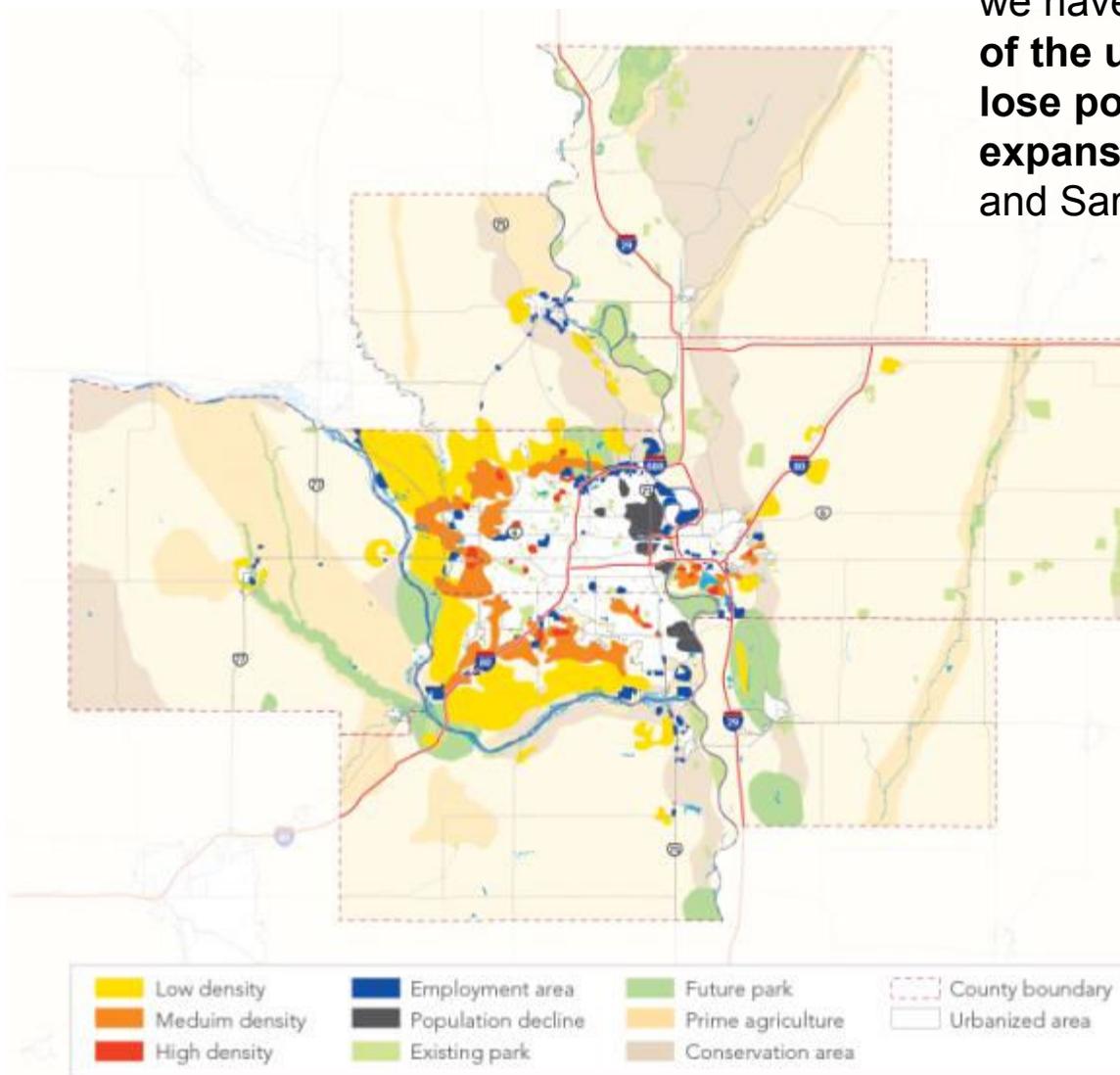
Step 3: Paint future land use scenarios to test the implications of different decisions or policies.

Real-time Scenario Building and Evaluation



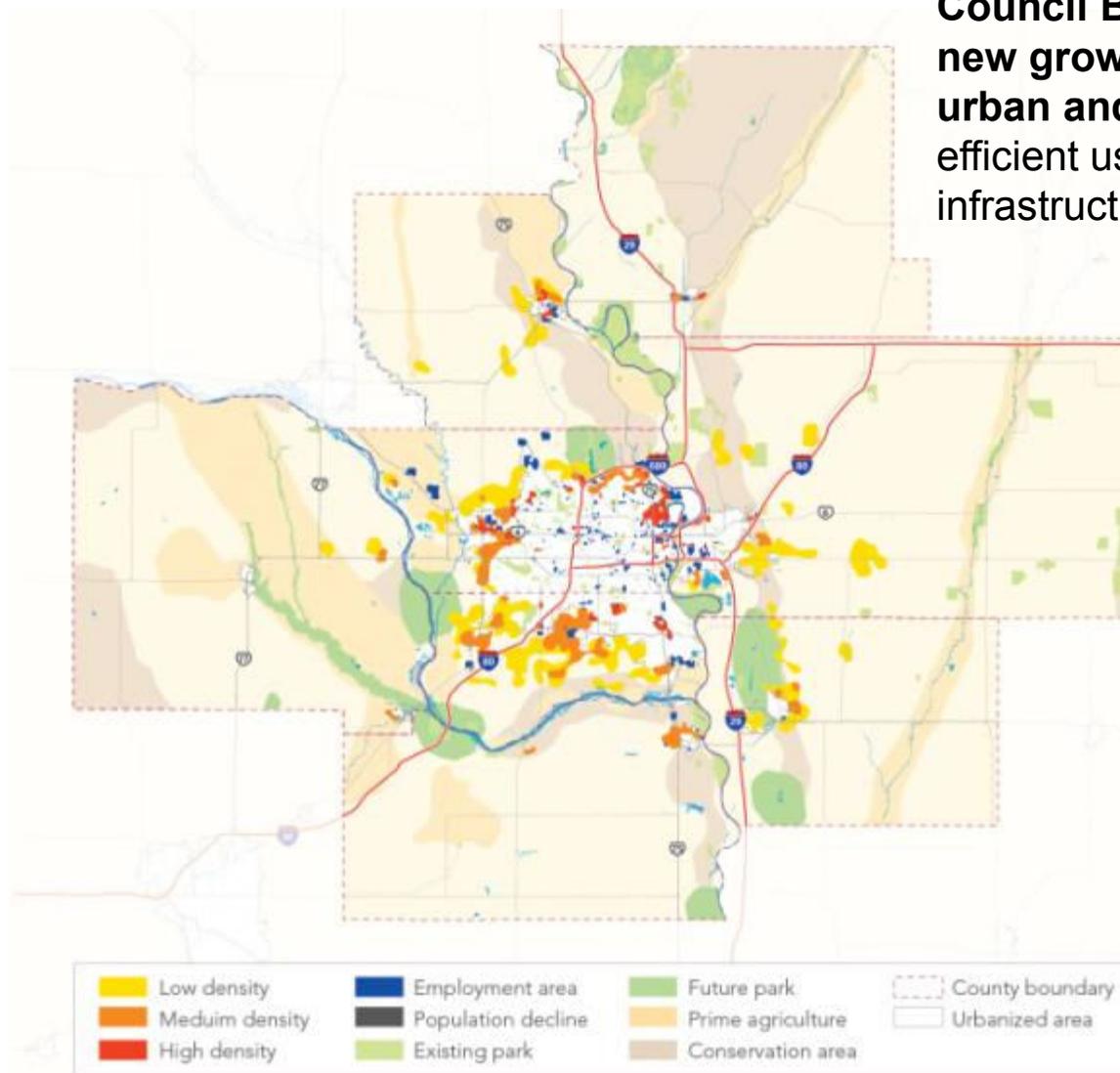
SCENARIO A

- In Scenario A, we will continue to grow and decline much the same as we have in the recent past. **Areas of the urban core will continue to lose population, as westward expansion continues in Douglas and Sarpy counties.**

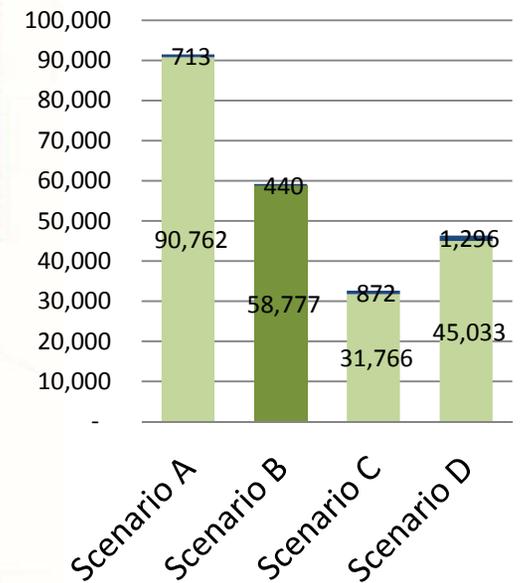


SCENARIO B

- In scenario B, the **highest growth occurs in central Omaha and Council Bluffs, and over 40% of new growth takes place in existing urban and suburban areas, making efficient use of road and water infrastructure.**

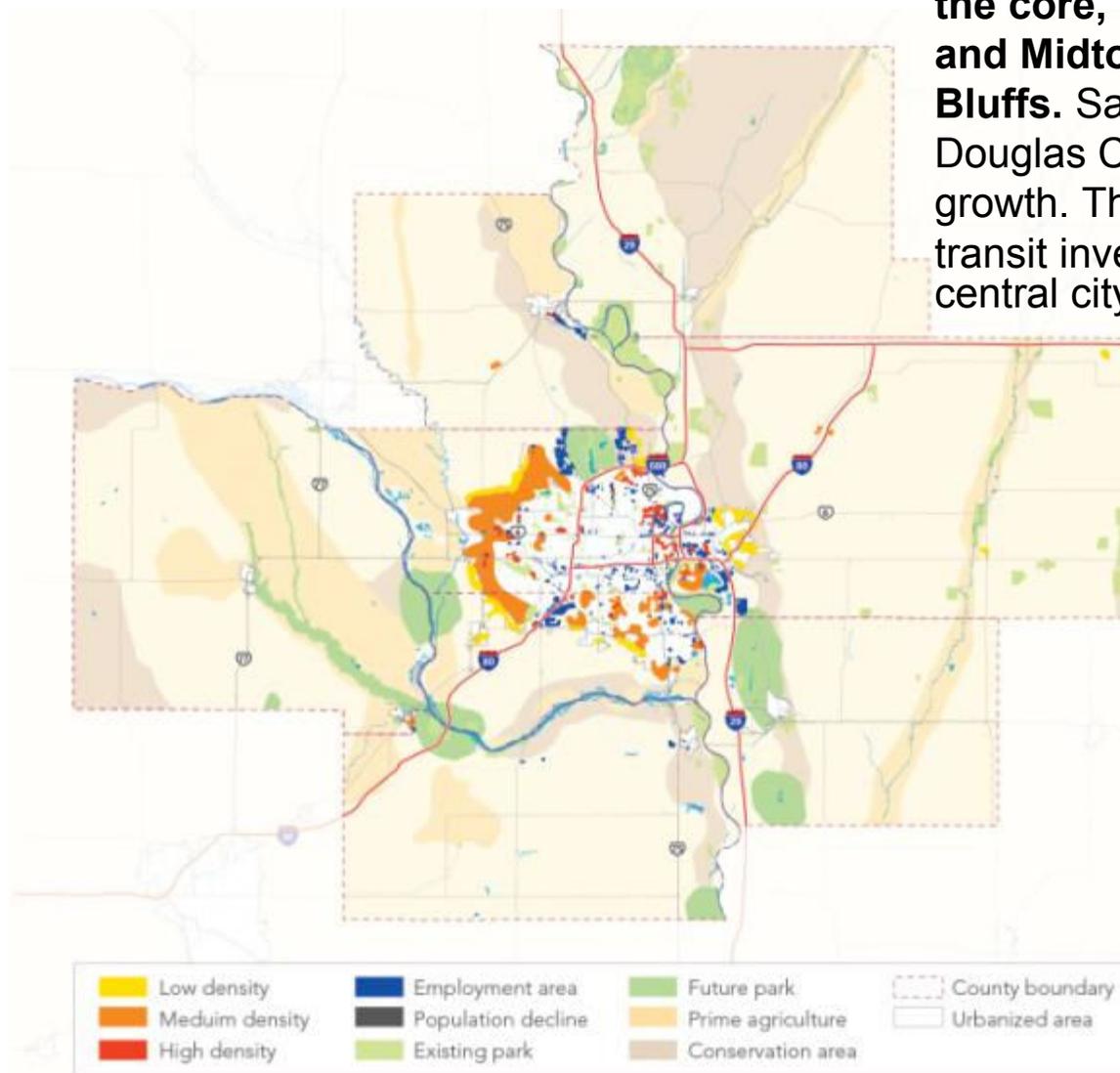


Land Consumed

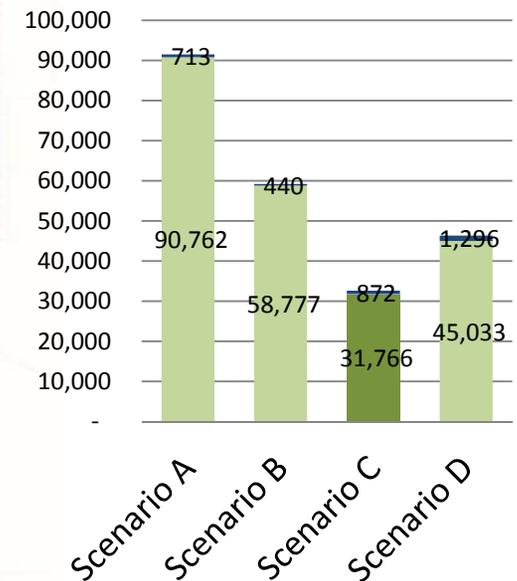


SCENARIO C

- In Scenario C, **population and employment growth are focused in the core, revitalizing North, South and Midtown Omaha and Council Bluffs.** Sarpy County and western Douglas County see some moderate growth. The region makes significant transit investment to serve the bustling central city.

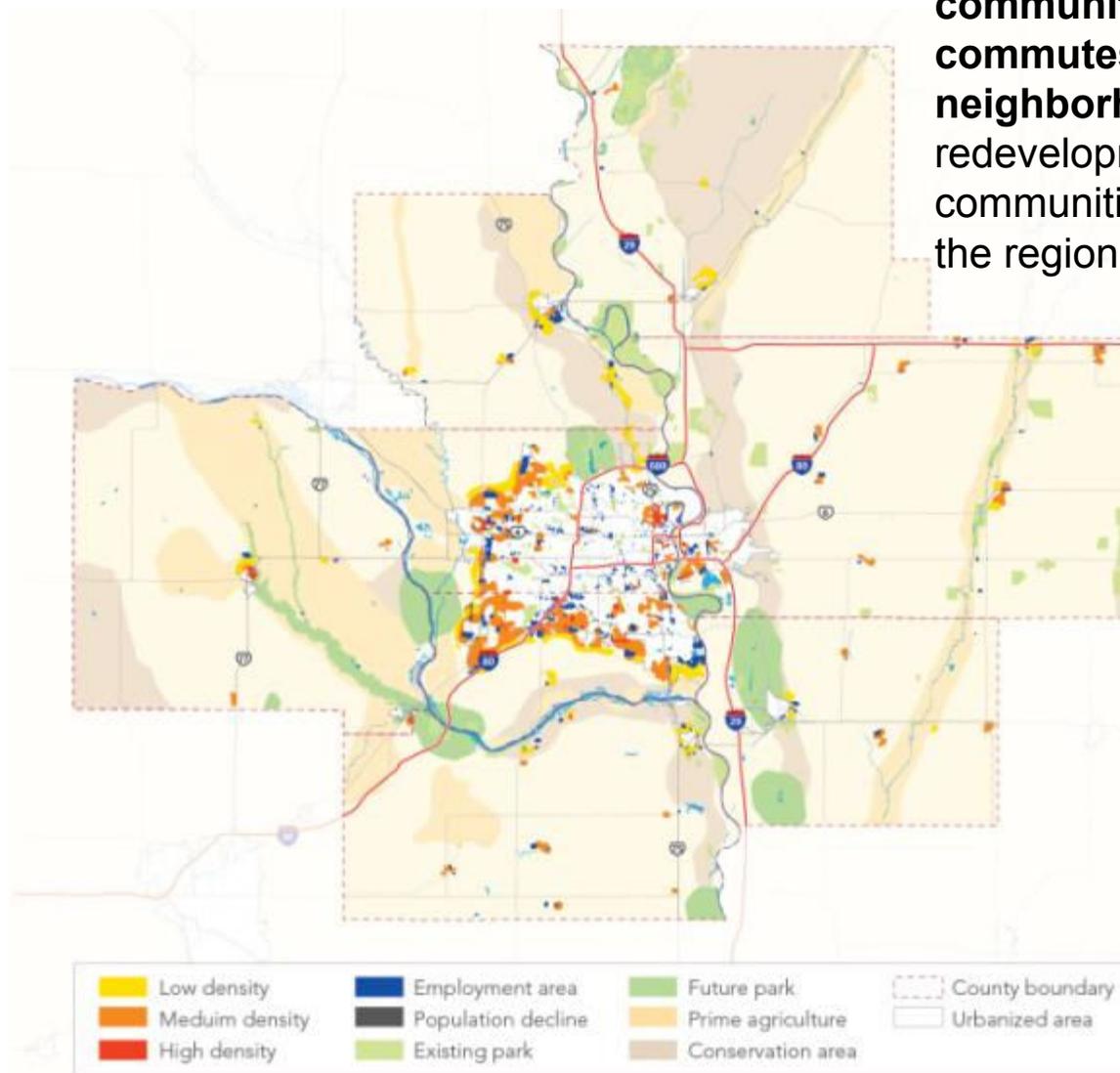


Land Consumed

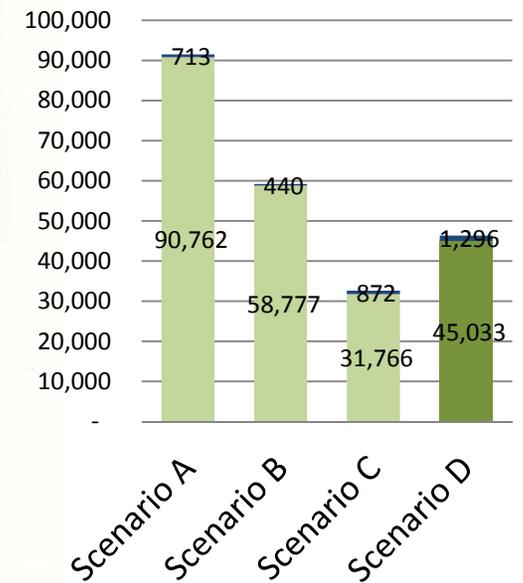


SCENARIO D

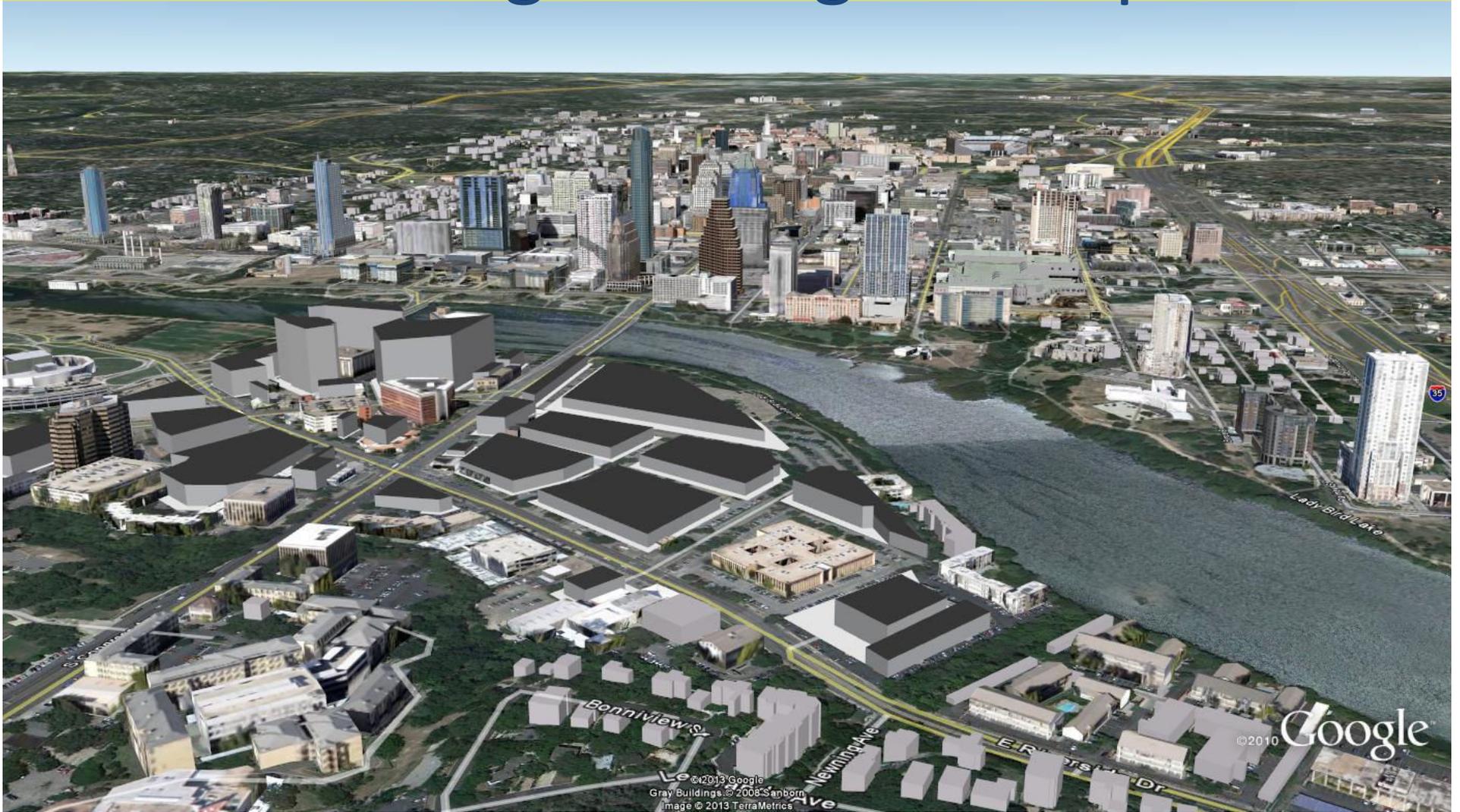
- In Scenario D, **new jobs are located near urban, suburban and rural communities to reduce long commutes and revitalize existing neighborhoods and towns.** Infill and redevelopment help to build walkable communities and main streets across the region.



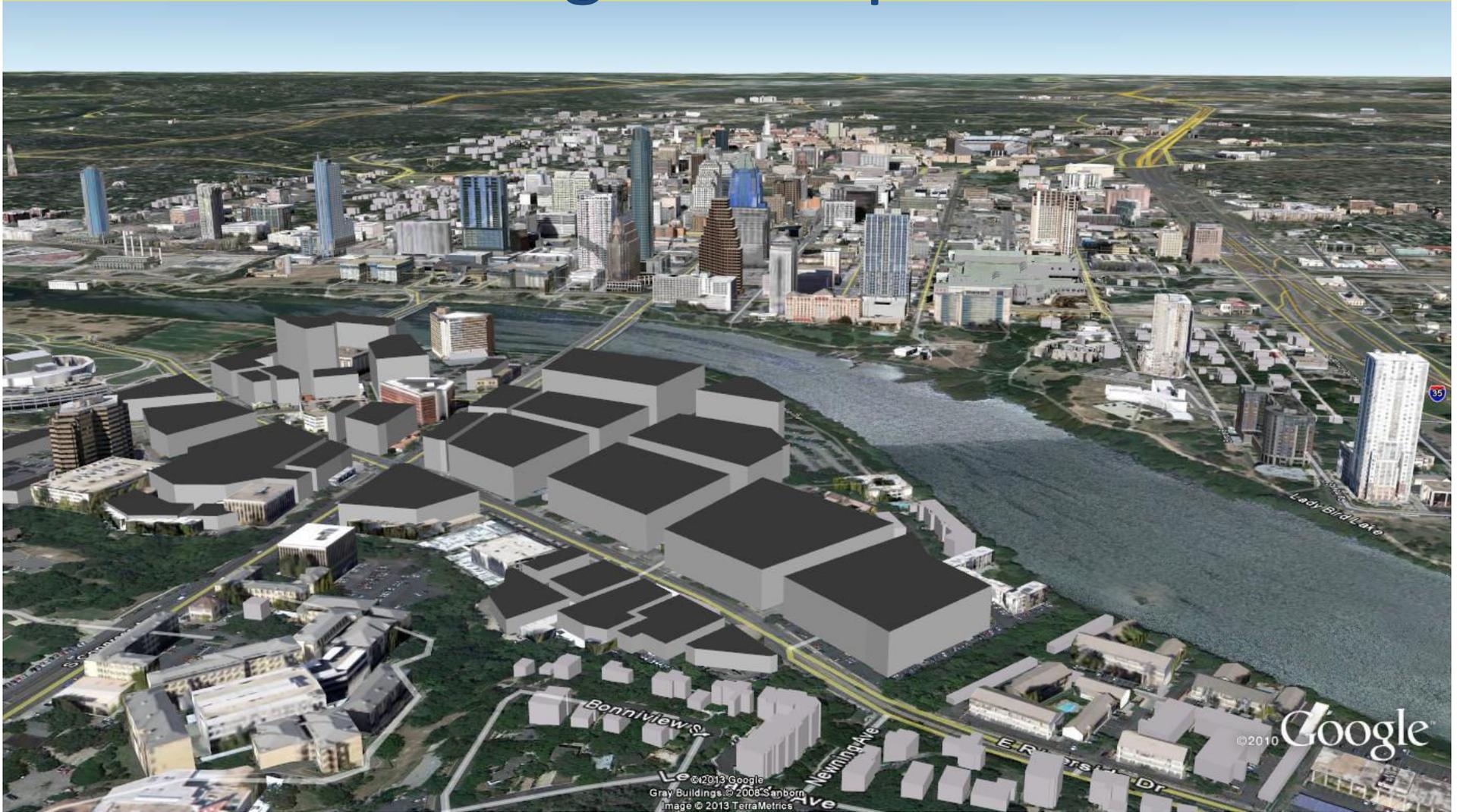
Land Consumed



Base Zoning building envelopes



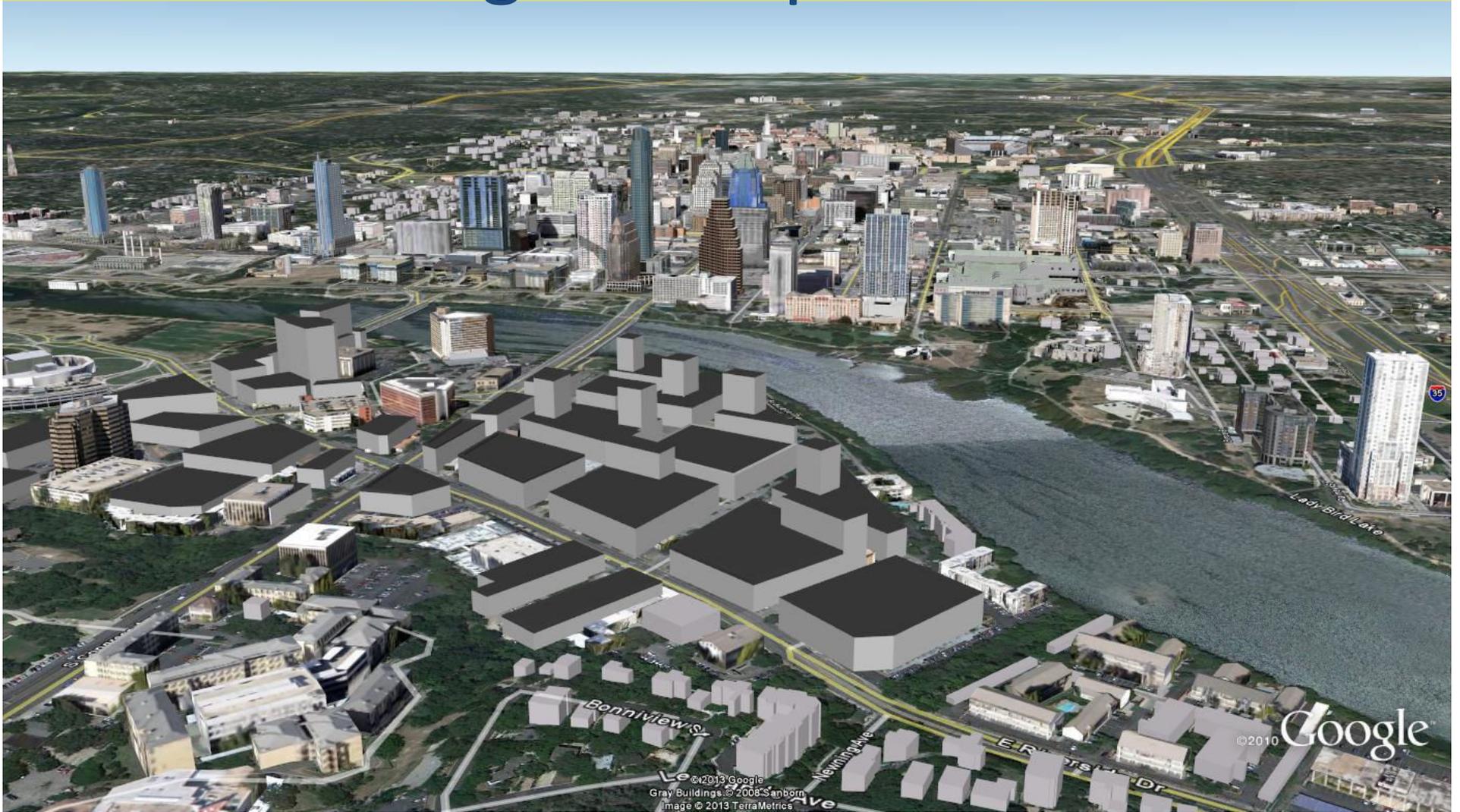
SDAT building envelopes



©2013 Google
Gray Buildings © 2008 Sanborn
Image © 2013 TerraMetrics

©2010 Google

UT building envelopes



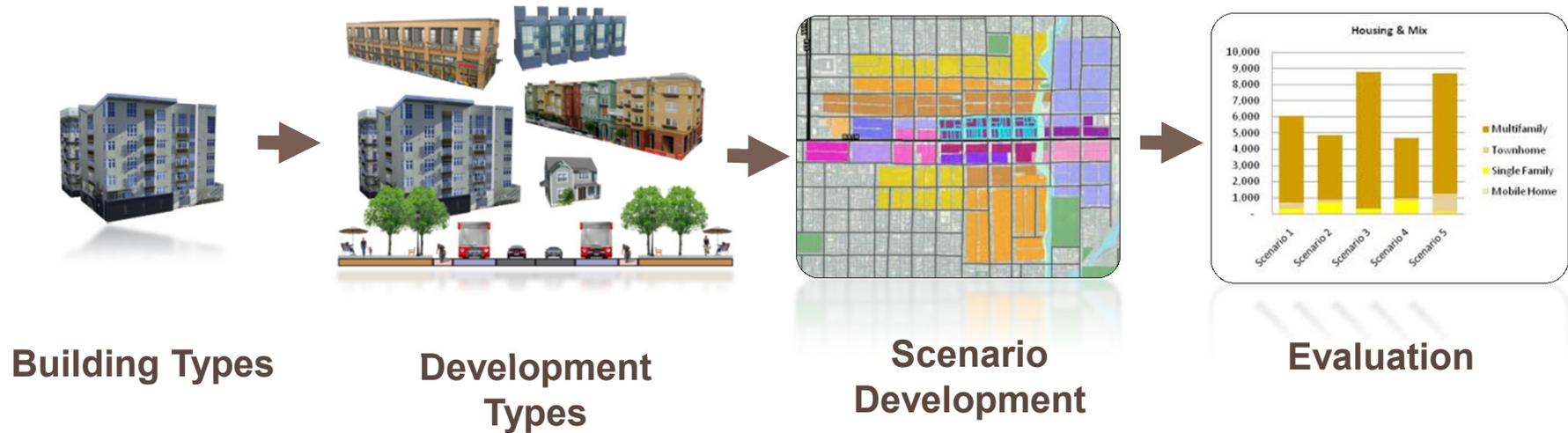
©2013 Google
Gray Buildings © 2008 Sanborn
Image © 2013 TerraMetrics

©2010 Google

SDAT Vision



Scenario Building Process



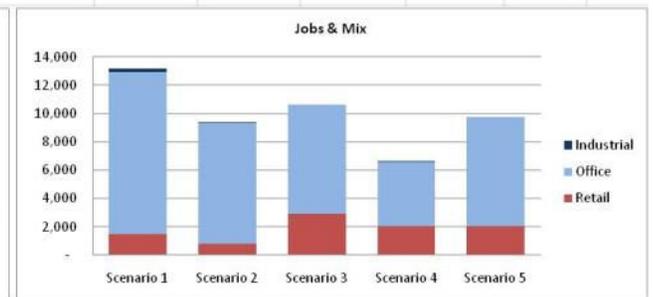
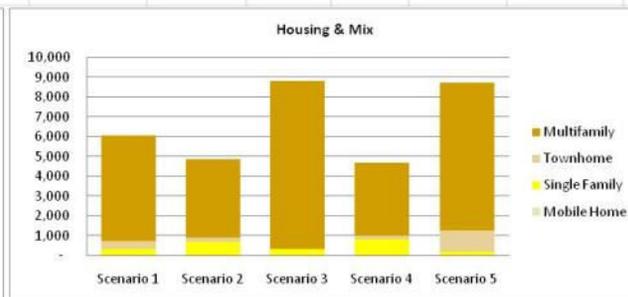
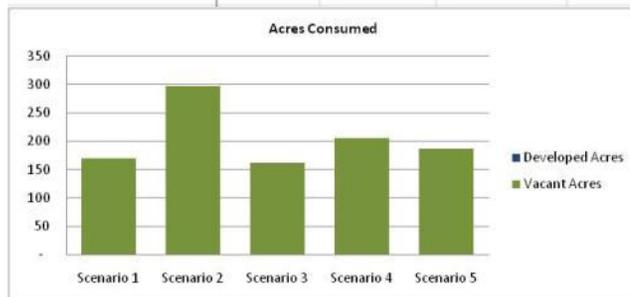
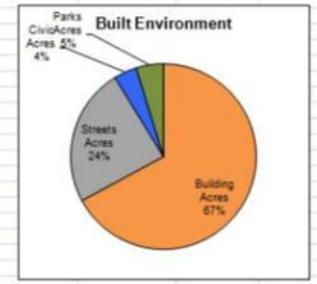
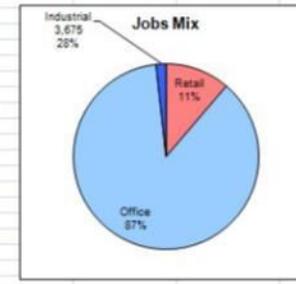
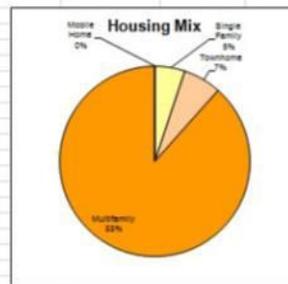
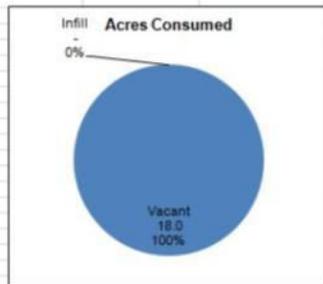
Step 4: Compare the scenarios and monitor the impact of land use decisions in real-time.

Monitor Indicators in Real-time

Detailed Tables

Enter Scenario Name or Theme	Acres Consumed			Total Acres	Total Housing Units	Housing Mix				Total Jobs	Employment Mix			Built Environment			
	Total Vacant Acres	Total Developed Acres	Discounted Developed Acres ("ReDev %")			Single Family	Townhome	Multifamily	Mobile Home		Retail	Office	Industrial	Building Acres	Streets Acres	Civic Acres	Parks Acres
Urban Core	13.6	-	-	13.6	2,179	-	-	2,179	-	11,838	888	10,950	-	9.26	3.40	0.54	
City Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Town Center	3.4	-	-	3.4	343	-	-	343	-	121	121	-	2.32	0.85	0.14		
Village Center	3.2	-	-	3.2	132	-	-	132	-	113	113	-	2.17	0.80	0.13		
Mixed-Use Corridor	5.7	-	-	5.7	149	-	-	149	-	199	199	-	3.80	1.42	0.23		
Main Street	4.0	-	-	4.0	2,567	-	-	2,567	-	-	-	-	2.65	0.99	0.16		
City Neighborhood	24.5	-	-	24.5	344	-	344	-	-	-	-	-	16.44	6.14	0.98		
Town Neighborhood	4.0	-	-	4.0	50	-	50	-	-	-	-	-	2.67	1.00	0.16		
Village Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Suburban Residential	35.9	-	-	35.9	210	210	-	-	-	-	-	-	24.07	8.62	1.44		
Rural Residential	34.3	-	-	34.3	100	100	-	-	-	-	-	-	22.96	8.23	1.37		
Office Park	1.9	-	-	1.9	-	-	-	-	-	487	-	487	1.50	0.47	0.08		
Regional Retail	5.6	-	-	5.6	-	-	-	-	-	98	98	-	3.74	1.28	0.22		
Strip Commercial	2.1	-	-	2.1	-	-	-	-	-	62	62	-	1.42	0.49	0.08		
Flex Park	3.7	-	-	3.7	-	-	-	-	-	27	-	27	2.51	0.86	0.15		
Industrial Park	27.5	-	-	27.5	-	-	-	-	-	201	-	201	18.42	6.32	1.10		
Totals	169.5	-	-	169.5	6,073	310	394	5,370	-	13,145	1,480	11,437	228	114	41	7	
						5.1%	6.5%	88.4%	0.0%		11.3%	87.0%	1.7%	67.1%	24.1%	4.0%	

Quick Reference Graphs



Scenario Indicators

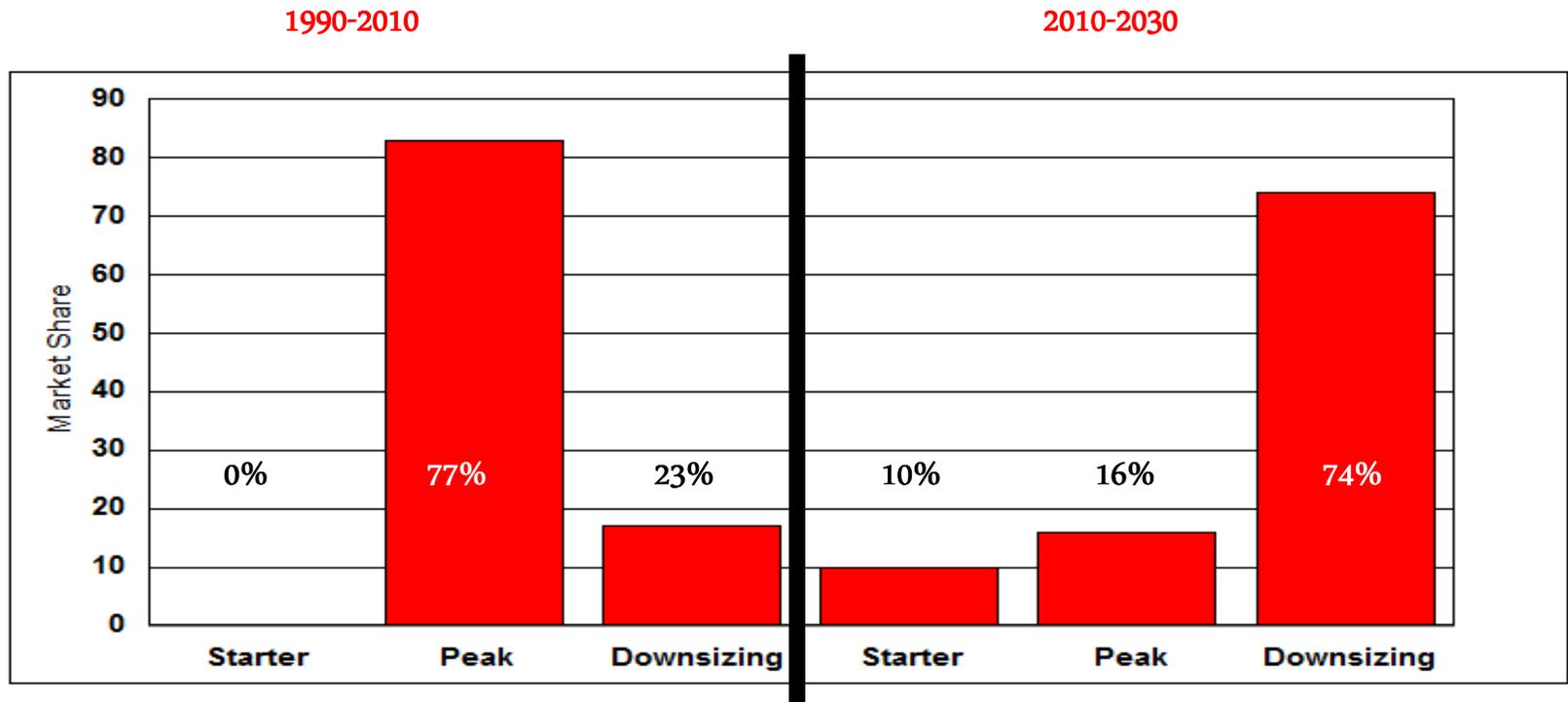
- 50+ indicators to compare scenarios
- Economy
- Environment
- Equity
- Select key indicators for communication purposes



Shifting Demographics



What a Difference a Generation Makes



Housing Preferences Are Changing...

- *Shift from Single Family Homes*



Estate Homes



Auto-Oriented



Apartments



Subdivisions

*To More Diverse Types in Walkable
Neighborhoods*

SMALLER LOTS



TOWNHOMES



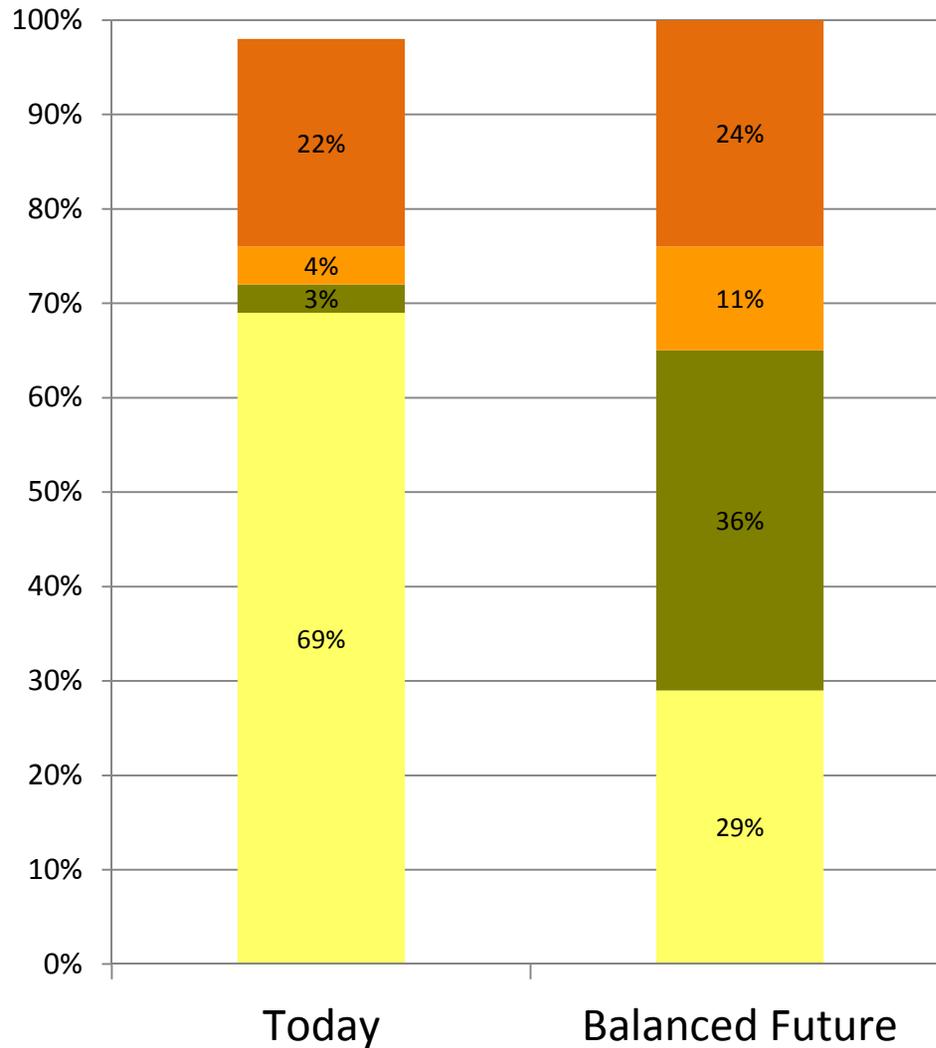
LIVE-WORK



APARTMENTS



Housing to Meet Future Preferences

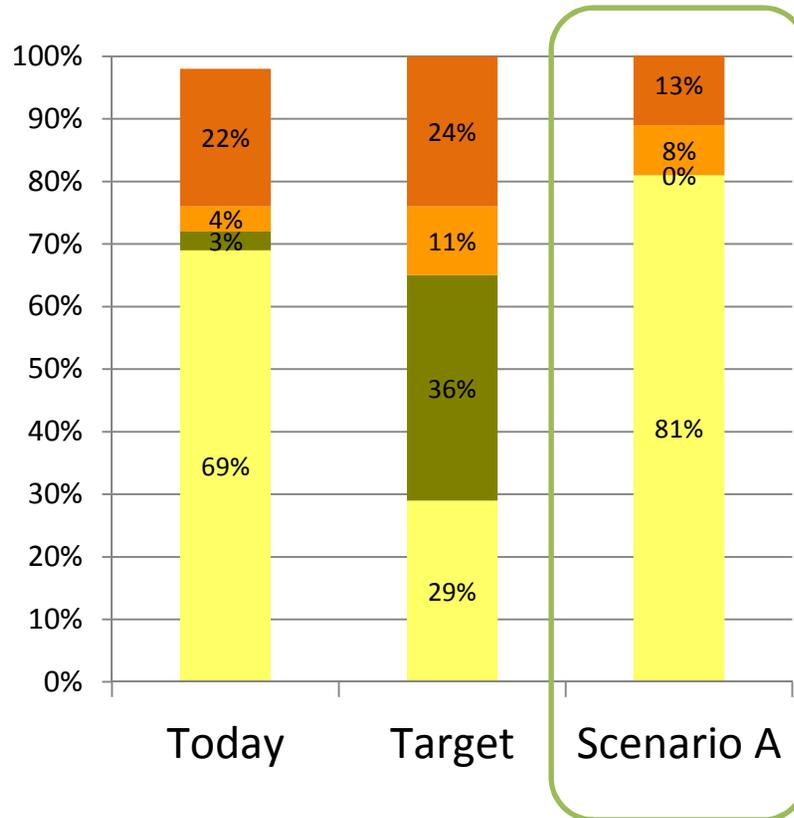


How well does our current
housing stock match? **63%**

- Multifamily
- Townhome
- Small Lot
- Standard/Large

New Housing Mix

SCENARIO A



- Focus on new construction of single-family subdivisions in western Douglas and Sarpy counties
- Some relatively expensive housing in the CBD/Old Market District

Balanced Housing Match:

48%

Lower Density Housing



41%



38%

Higher Density Housing



0%

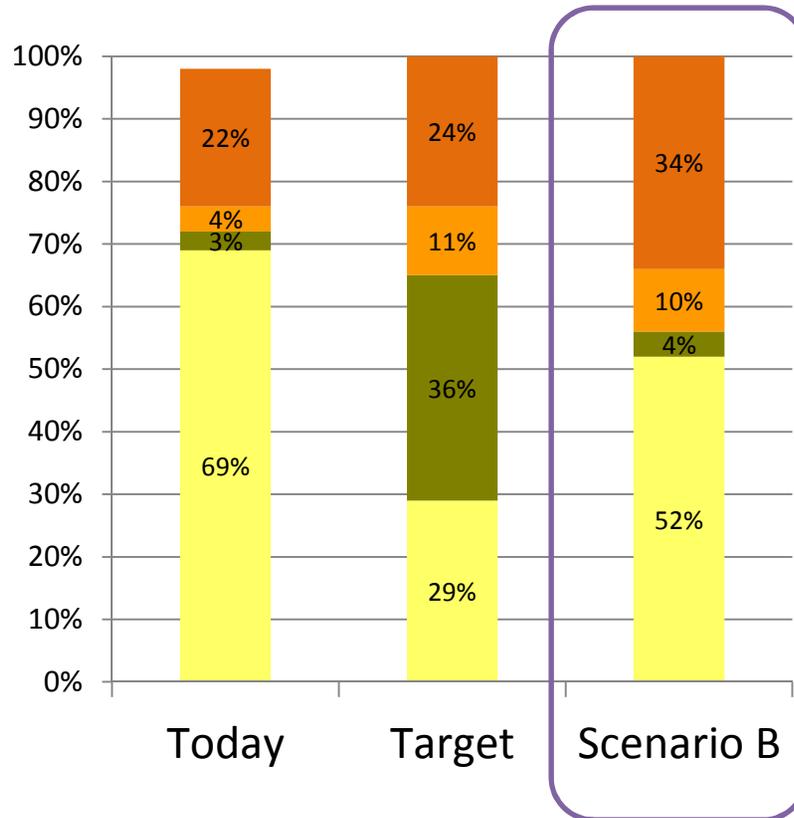


8%



13%

New Housing Mix



SCENARIO B

- Provide adequate infrastructure to allow growth in and around rural/small towns.
- Create moderate to high density housing in central Douglas, Sarpy and Pottawattamie counties

Balanced Housing Match:

67%

Lower Density Housing



31%



21%

Higher Density Housing



4%

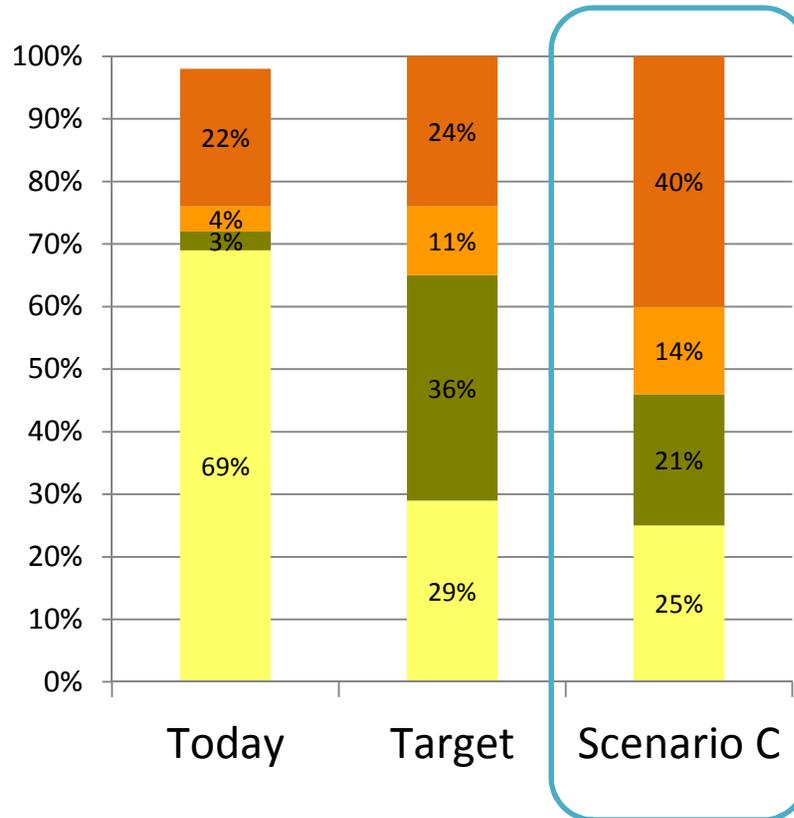


10%



34%

New Housing Mix



SCENARIO C

- Build a range of affordable and higher-end housing in the downtown and areas easily accessible to the urban core to accommodate workers
- Townhome/ Apartment/ Mixed Use developments in larger suburban cities as well, near existing downtowns

Balanced Housing Match:

81%

Lower Density Housing



8%



24%

Higher Density Housing



14%

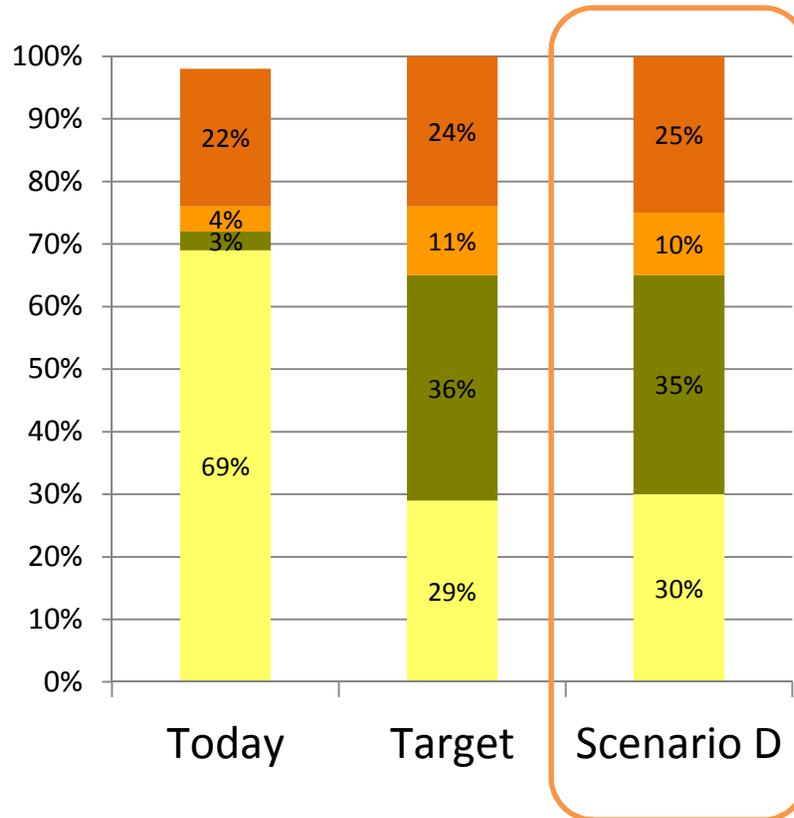


14%



40%

New Housing Mix



SCENARIO D

- Balanced mix of housing stock for changing preferences and a range of incomes.
- Ensure that housing options exist across the region, not only in the core.
- Work force housing in proximity to start up spaces or easily accessed by mass transit

Balanced Housing Match:

98%

Lower Density Housing



6%



45%

Higher Density Housing



15%

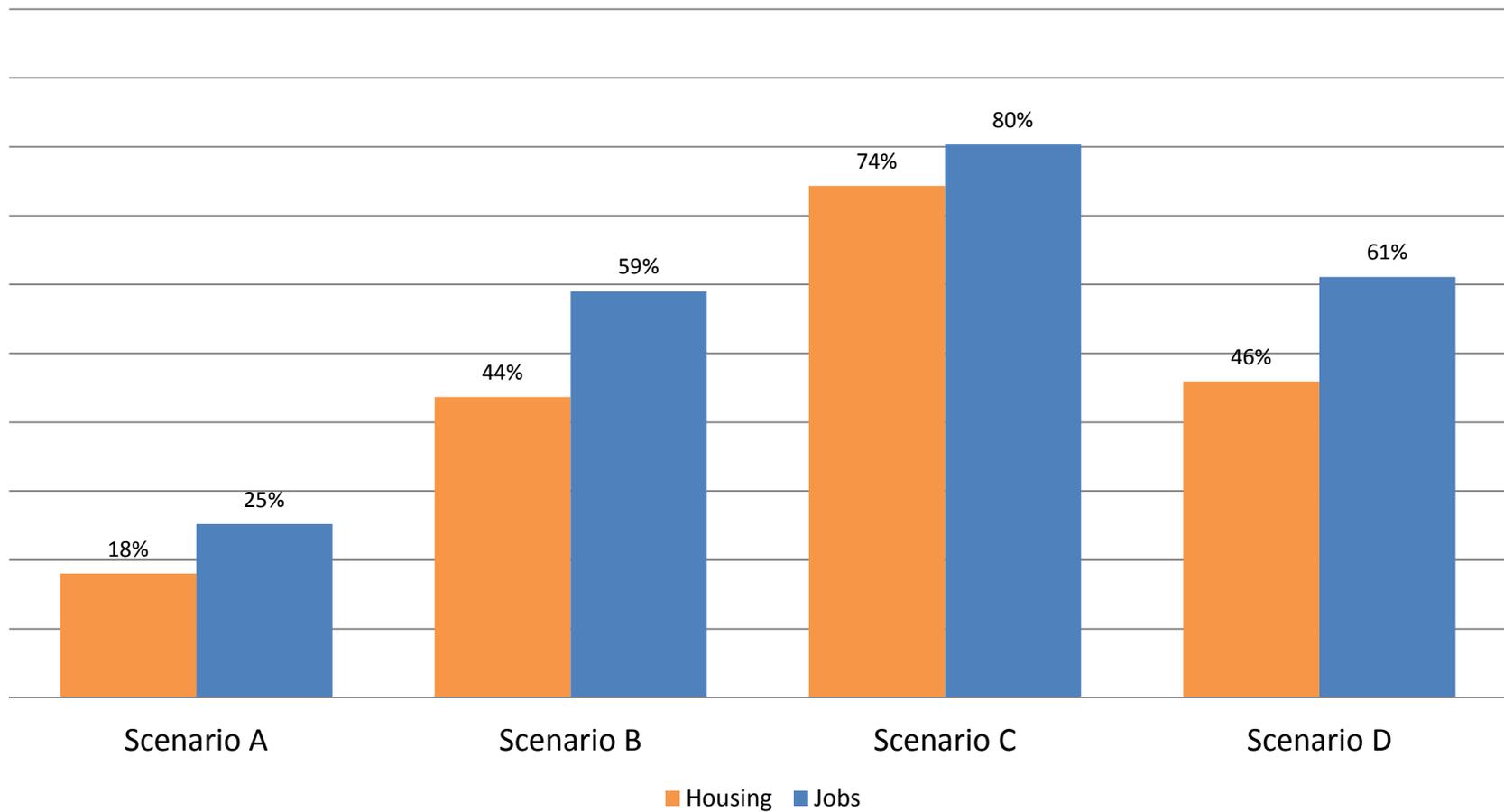


10%



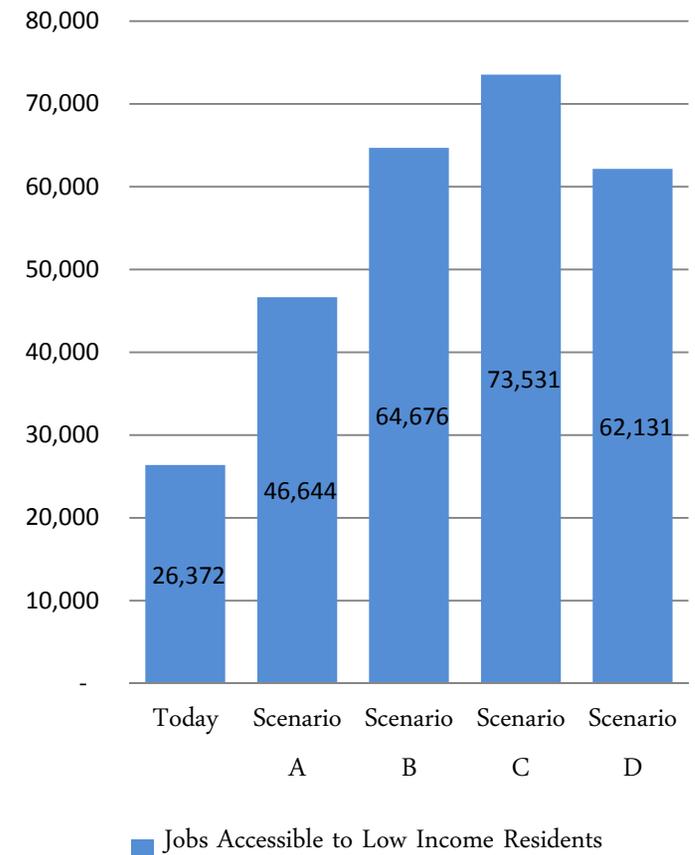
25%

Redevelopment + Infill (Within 2010 Urbanized Area)



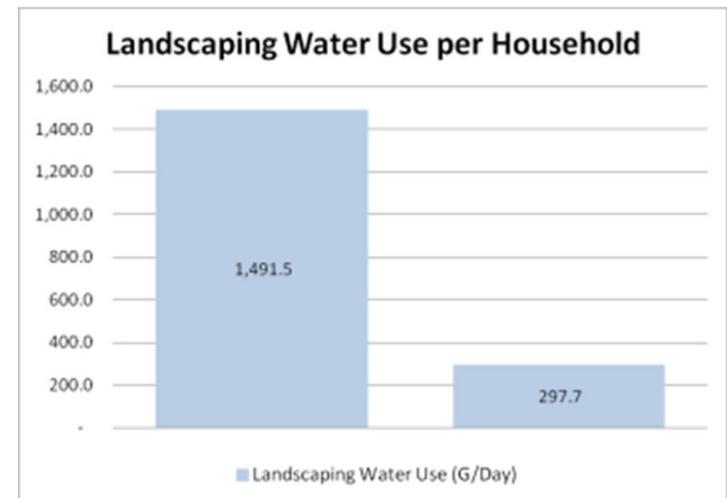
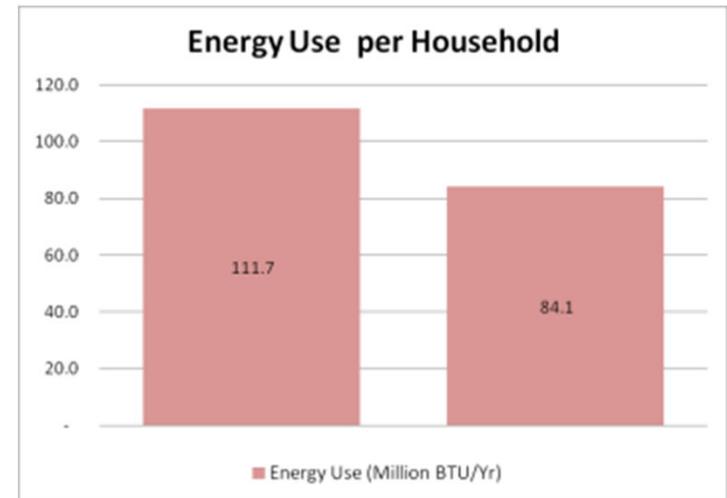
A more equitable, accessible economy

- By locating more jobs within easy travel distance to struggling neighborhoods and expanding job training and employment support, we can create a more equitable economy.



Building-Level Sustainability Indicators

- Building energy use
- Carbon emissions from energy use
- Landscaping water consumption
- Internal building water consumption
- Solid waste generated



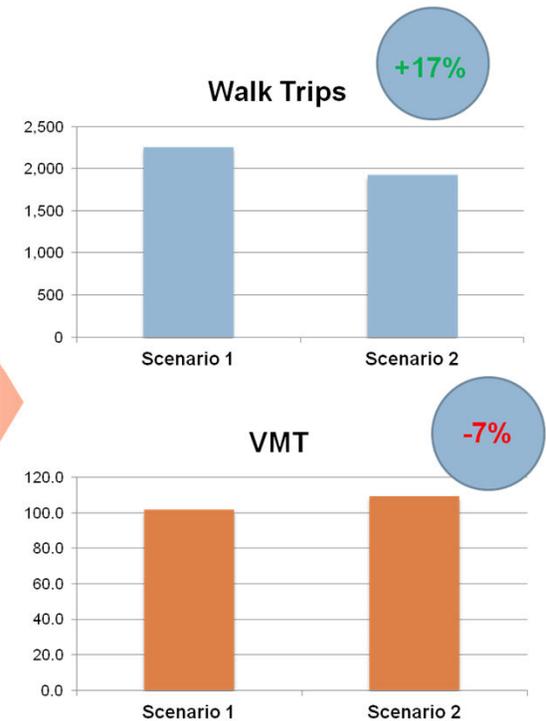
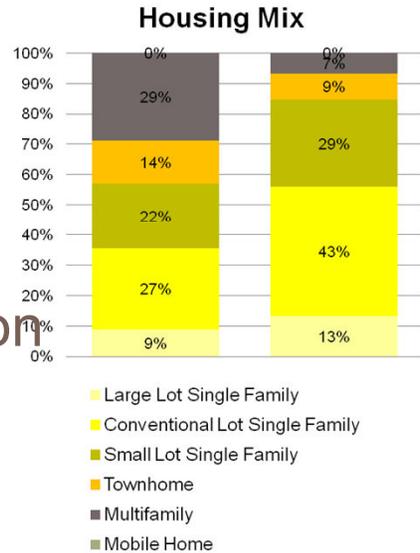
Fiscal Impact Modeling

- A Modified Version of the Federal “FIT” Fiscal Impact Model
- Estimate and compare county and municipal revenues and costs from scenarios
- Uses building values and infrastructure costs from Envision Tomorrow to capture explicit differences in revenues and costs from different land use types
- Indicators:
 - Revenue Cost Ratio
 - New Revenues (Property, Income and Sales Taxes)
 - New Costs (Infrastructure, O&M and Services)



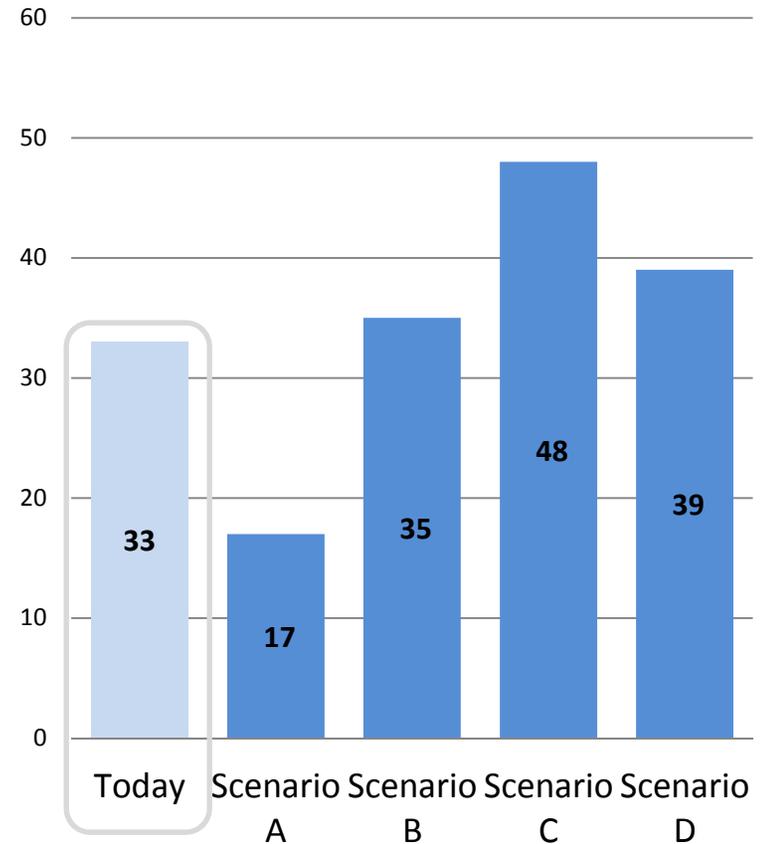
Transportation Indicators

- Household Vehicle Miles Traveled
- Trips by Mode
 - Auto
 - Transit
 - Walk
 - Bike
- Cost of Transportation (Auto and Transit)
- Health Benefits of Increased Walking
- Changes in Transportation Air Pollutants



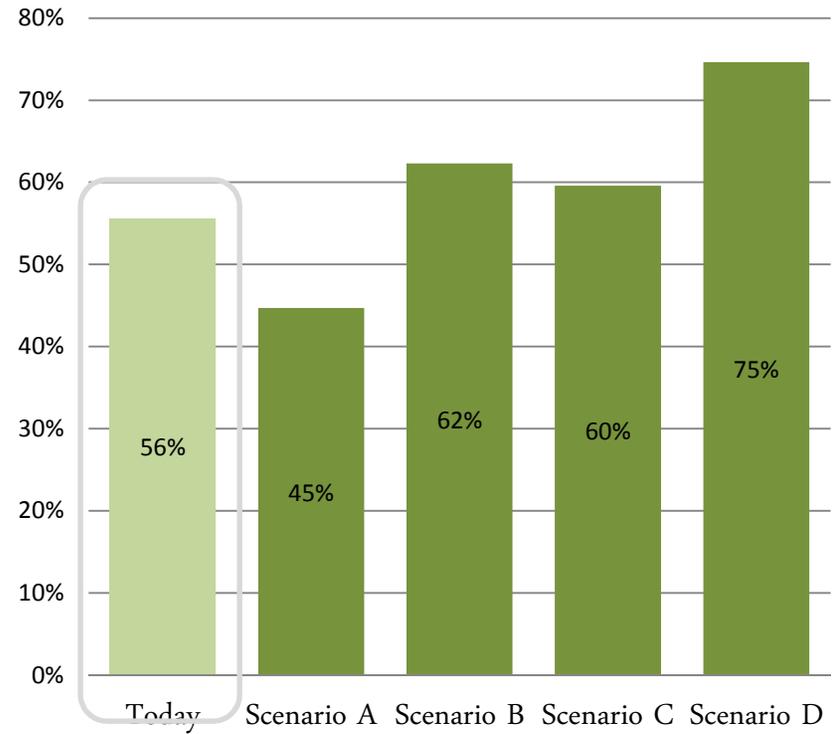
Active, Healthy Living

- The fabric of our community can influence how physically active we are.
- Neighborhoods with a mix of retail, services and employment nearby make it easier and more convenient to walk.



“Walkability” Score for the Region

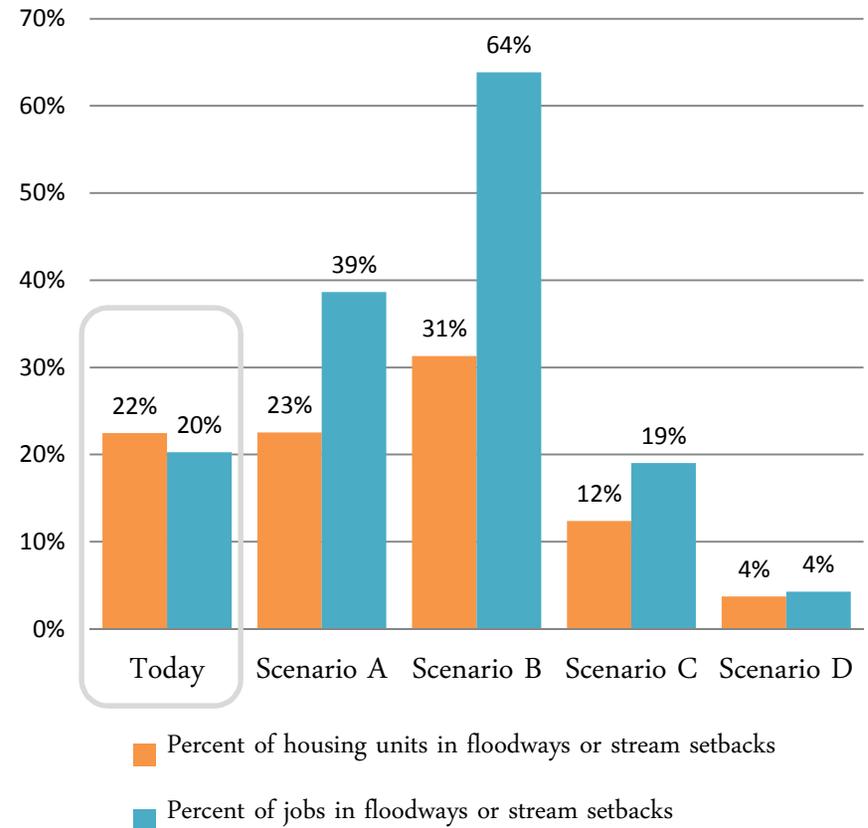
Access to Nature and Recreation



Households within 1/4 mi. of parks and trails

Flood Protection

- If we choose to limit new development in sensitive areas such as floodplains and stream ways, we can reduce potential damage from flooding.



ZONING CAPACITY ANALYSIS USING ENVISION TOMORROW

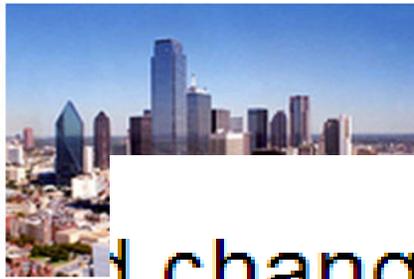
Fregonese Associates Inc.

Goal of Zoning Capacity Analysis



- **Does the current zoning get us what we want?**
- What happens if everyone builds what is permitted by zoning?
- How much growth can be accommodated?
- How does the growth allowed in the current zoning perform?

- ***Predictability is a key feature of good zoning***



Sustainable Development and Construction Current Planning - Zoning

Change in a managed, predictable way

[Home](#)

[Building Inspection](#)

[Current Planning](#)

[Authorized Hearings](#)

[Board of Adjustment](#)

[Code Amendments](#)

[Conservation Districts](#)

[FAQs](#)

[Historic Preservation](#)

[Neighborhood](#)

[Stabilization Overlay](#)

[Plan Commission](#)

[Special Provision Sign](#)

(PDF).

Chart of the zoning rules (Chapter 51A Zoning District Standards, PDF format).

You must have the appropriate zoning before you may build on your land. If the lot you want to build on is not properly zoned for your proposed development, you must obtain the proper zoning by filing an application for a zoning change. The process takes approximately 12 weeks and includes two public hearings.

If you would like to file for a zoning change, it is recommended that you make an appointment with a planner before coming into the office. Call (214) 670-4209 to make an appointment or for more information regarding the rezoning process.

To find out the zoning for property, please call (214) 948-4480.

[Zoning Information Page](#)

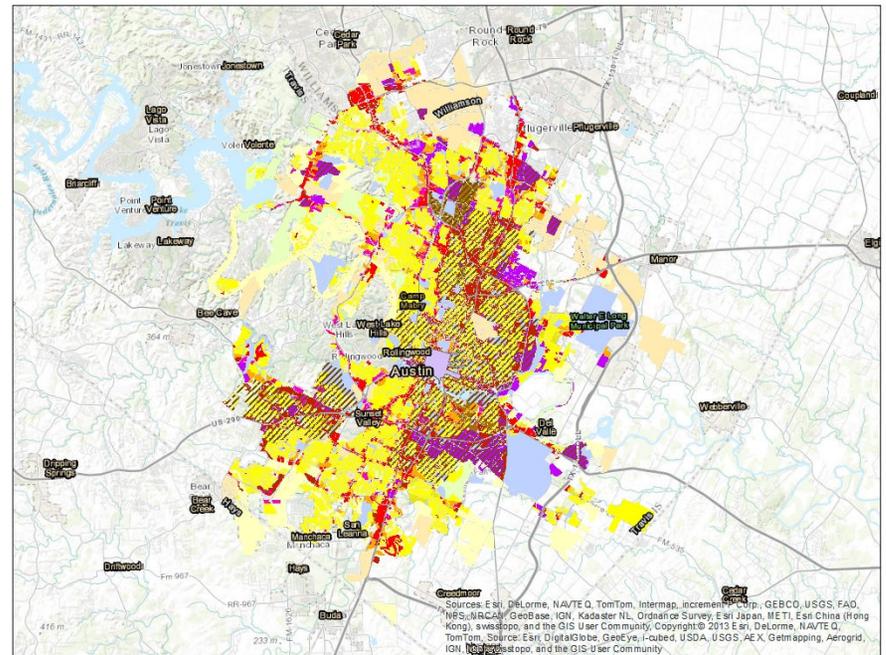
Step 1: Understand Zoning Districts

- 31 base zone districts...

- ...over 400 unique combinations with combining districts, special districts and overlays

- Example string:

“CS-1-MU-V-NCCD-NP”



Challenging to Administer

- Over 400 unique combinations of base zones, overlays, combining districts, etc.

- AG AG-NP AV C CBD CBD-CO CBD-CURE CBD-CURE-CO CBD-CURE-H CBD-H CBD-H-CURE CH CH-CO CH-CO-NP CH-NP CH-PDA CH-V-CO-NP CR CR-CO CS CS-1 CS-1-CO CS-1-CO-MU-NP CS-1-CO-NP CS-1-H CS-1-H-NCCD-NP CS-1-MU-CO-HD-NP CS-1-MU-CO-NP CS-1-MU-NCCD-NP CS-1-MU-NP CS-1-MU-V-CO-NP CS-1-MU-V-NCCD-NP CS-1-MU-V-NP CS-1-NCCD-NP CS-1-NP CS-1-V CS-1-V-CO CS-1-V-CO-NCCD-NP CS-1-V-CO-NP CS-1-V-H-CO-NCCD-NP CS-1-V-MU-CO-NP CS-1-V-NCCD-NP CS-1-V-NP CS-CO CS-CO-MU-NP CS-CO-NCCD-NP CS-CO-NP CS-CO-V-NP CS-CURE CS-H CS-H-CO-NP CS-H-MU-CO-NP CS-H-MU-NCCD-NP CS-H-NCCD-NP CS-H-NP CS-HD-NCCD-NP CS-MU CS-MU-CO CS-MU-CO-H-NP CS-MU-CO-HD-NP CS-MU-CO-NCCD-NP CS-MU-CO-NP CS-MU-CO-V CS-MU-H-CO-NP CS-MU-H-NCCD-NP CS-MU-H-NP CS-MU-NCCD-NP CS-MU-NP CS-MU-NP/MF-6-CO-NP CS-MU-V-CO CS-MU-V-CO-NP CS-MU-V-NCCD-NP CS-MU-V-NP CS-NCCD-NP CS-NP CS-V CS-V-CO CS-V-CO-NP CS-V-MU-CO CS-V-MU-NP CS-V-NCCD-NP CS-V-NP DMU DMU-CO DMU-CO-CURE DMU-CURE CO DMU-H DMU-H-CO DR DR-CO DR-H DR-NP ERC GO GO-CO GO-CO-H-NP GO-CO-MU-NP GO-CO-NCCD-NP GO-CO-NP GO-H GO-H-NCCD-NP GO-H-NP GO-HD-NP GO-MU GO-MU-CO GO-MU-CO-NP GO-MU-H GO-MU-H-CO GO-MU-H-CO-NP GO-MU-H-NP GO-MU-NP GO-MU-V-CO-NP GO-MU-V-NP GO-NCCD-NP GO-NP GO-V GO-V-CO GO-V-CO-NP GO-V-NP GR GR-CO GR-CO-MU-NP GR-CO-NP GR-H GR-H-CO-MU-NP GR-H-CO-NP GR-H-NCCD-NP GR-H-NP GR-HD-NCCD-NP GR-MU GR-MU-CO GR-MU-CO-NCCD-NP GR-MU-CO-NP GR-MU-CO-NP/MF-6-CO-NP GR-MU-H-CO GR-MU-H-CO-NP GR-MU-H-NCCD-NP GR-MU-NCCD-NP GR-MU-NP GR-MU-V-CO GR-MU-V-CO-NCCD-NP GR-MU-V-CO-NP GR-MU-V-NP GR-NCCD-NP GR-NP GR-V GR-V-CO GR-V-CO-NCCD-NP GR-V-CO-NP GR-V-NP I-AV I-GR I-LA I-LI-PDA I-MF-2 I-MF-3 I-PUD I-RR I-RR-NP I-SF-1 I-SF-2 I-SF-2-NP I-SF-3 I-SF-4A I-SF-6 IP IP-CO IP-CO-NP IP-NP IP-PDA L-NP L-V-NP LA LI LI-CO LI-CO-NP LI-NP LI-PDA LI-PDA-CO LI-PDA-NP LO LO-CO LO-CO-MU-NP LO-CO-NP LO-H LO-H-CO-NP LO-H-HD-NCCD-NP LO-H-MU-NP LO-H-MU-V-CO-NP LO-H-NCCD-NP LO-H-NP LO-HD-NCCD-NP LO-MU LO-MU-CO LO-MU-CO-NP LO-MU-H-CO-HD-NP LO-MU-H-CO-NP LO-MU-NP LO-MU-V-CO LO-MU-V-CO-NP LO-MU-V-NP LO-NCCD-NP LO-NP LO-V LO-V-CO LO-V-CO-NP LO-V-HD-NCCD-NP LO-V-NCCD-NP LO-V-NP LR LR-CO LR-CO-MU-NP LR-CO-NP LR-H LR-H-MU-NP LR-HD-NCCD-NP LR-MU LR-MU-CO LR-MU-CO-NP LR-MU-H-CO LR-MU-HD-NCCD-NP LR-MU-NCCD-NP LR-MU-NP LR-MU-V-CO LR-MU-V-CO-NP LR-MU-V-HD-NCCD-NP LR-MU-V-NP LR-NCCD-NP LR-NP LR-V LR-V-CO LR-V-CO-NP LR-V-MU-CO-NP LR-V-NP LR-NP MF-1 MF-1-CO MF-1-CO-NP MF-1-H-NCCD-NP MF-1-NCCD MF-1-NCCD-NP MF-1-NP MF-2 MF-2-CO MF-2-CO-NP MF-2-H-NCCD-NP MF-2-H-NP MF-2-HD-NCCD-NP MF-2-NCCD-NP MF-2-NP MF-3 MF-3-CO MF-3-CO-NP MF-3-H MF-3-H-NCCD-NP MF-3-H-NP MF-3-HD-NCCD-NP MF-3-HD-NP MF-3-NCCD-NP MF-3-NP MF-4 MF-4-CO MF-4-CO-NP MF-4-H MF-4-H-CO MF-4-H-HD-NP MF-4-H-NCCD-NP MF-4-H-NP MF-4-HD-NCCD-NP MF-4-HD-NP MF-4-NCCD-NP MF-4-NP MF-5 MF-5-CO-NP MF-5-H MF-5-NCCD-NP MF-5-NP MF-6-CO MF-6-CO-NP MF-6-NCCD-NP MF-6-NP MH MH-CO MH-CO-NP MH-NP MI MI-NP MI-PDA NBG-H-NP NBG-NP NO NO-CO NO-CO-MU-NP NO-CO-NP NO-H-CO NO-H-HD-NCCD-NP NO-H-NCCD-NP NO-MU NO-MU-CO NO-MU-CO-NP NO-MU-H-CO-NP NO-MU-NP NO-MU-V-NP NO-NCCD-NP NO-NP NO-V NO-V-NCCD-NP P P-CO P-CO-NP P-H P-H-HD-NP P-H-NCCD-NP P-H-NP P-HD-NCCD-NP P-NCCD-NP P-NP PUD PUD-H-NP PUD-NCCD-NP PUD-NP R&D R&D-CO-NP R&D-PDA RR RR-CO RR-CO-NP RR-NP SF-1 SF-1-CO SF-1-CO-NP SF-1-H SF-1-NP SF-2 SF-2-CO SF-2-CO-NP SF-2-H SF-2-H-NCCD-NP SF-2-H-NP SF-2-NCCD-CO-NP SF-2-NCCD-NP SF-2-NP SF-3 SF-3-CO SF-3-CO-H-NP SF-3-CO-NCCD-NP SF-3-CO-NP SF-3-H SF-3-H-CO-NP SF-3-H-HD-NCCD-NP SF-3-H-HD-NP SF-3-H-NCCD-NP SF-3-H-NP SF-3-HD SF-3-HD-NCCD-NP SF-3-HD-NP SF-3-NCCD-NP SF-3-NP SF-4 SF-4A SF-4A-CO SF-4A-CO-NP SF-4A-HD-NP SF-4A-NP SF-4B-CO SF-5 SF-5-CO SF-5-CO-NP SF-5-HD-NP SF-5-NP SF-6 SF-6-CO SF-6-CO-NP SF-6-NCCD-NP SF-6-NP SF-H-3-NP TND TOD TOD-H-NP TOD-NP TOD-NP-CO UNZ UNZ-H UNZ-NP W/LO W/LO-CO W/LO-CO-NP W/LO-NP

Step 2: Convert Zones to ET+ Dev Types

- Create ET Dev Type for each base zone class, special district and overlays
- Intensity based on recent projects

	A	B	H	I	J	K	L	M
1	General Zoning	Assumed	Averages Since 2007					
2		Residential						
3		Units Per Acre (UPA)	BSZ	SUBURBAN	URBAN	WSR	WSS	Average
4	CBD	160.0			151.9			
5	CH-V	42.0						
6	CS-MU	30.0		0.1	36.6			23.1
7	CS-V	42.0	0.0		34.1			32.9
8	DMU	34.0			33.2			
9	ERC	see code		11.2	11.0			11.1
10	GO-MU	12.0		14.1	50.5			18.0
11	GO-V	14.0						
12	GR-MU	28.0	6.7	11.5	27.2			11.9
13	GR-V	32.0			0.1			0.1
14	LA	1.0				0.7	0.2	0.7
15	LO-MU	16.0	0.9		3.2			2.6
16	LO-V	20.0						
17	LR-MU	6.0		0.0	1.1			0.5
18	LR-V	10.0		0.0	4.1			2.1
19	L-V	30.0						
20	MF-1	10.0	5.9	9.9	6.0			6.2
21	MF-2	16.0	8.5	12.9	8.3	1.7	1.1	11.8
22	MF-3	20.0	26.4	14.2	21.8			15.2
23	MF-4	30.0		14.5	100.3			33.4
24	MF-5	20.0						
25	MF-6	46.0			55.1		86.2	63.2
26	MH	1.5						
27	NBG	50.0		0.0	0.0			1.9
28	NO-MU	16.0						
29	NO-V	20.0						
30	PUD	16.0	3.3	5.1	16.1	3.7	4.1	3.1
31	RR	1.0	0.4	1.5		0.5	0.3	0.5
32	SF-1	2	1.3	3.4		1.0	2.2	1.4
33	SF-2	4.0	3.1	5.9	4.8	1.9	2.0	4.2
34	SF-3	5	4.6	5.7	5.9	2.9	1.8	4.9
35	SF-4A	10.0	7.1	7.9	11.1			7.9
36	SF-4B	7						
37	SF-5	3.0				2.8	1.0	1.7
38	SF-6	4.0	1.5	6.1	1.1		2.0	2.3
39	TOD	25			19.3			

Construct Current Zoning Types with Austin-specific Buildings from Library

Building Library



Mix locally calibrated Building Types into Place Types that represent the zoning categories.

CBD

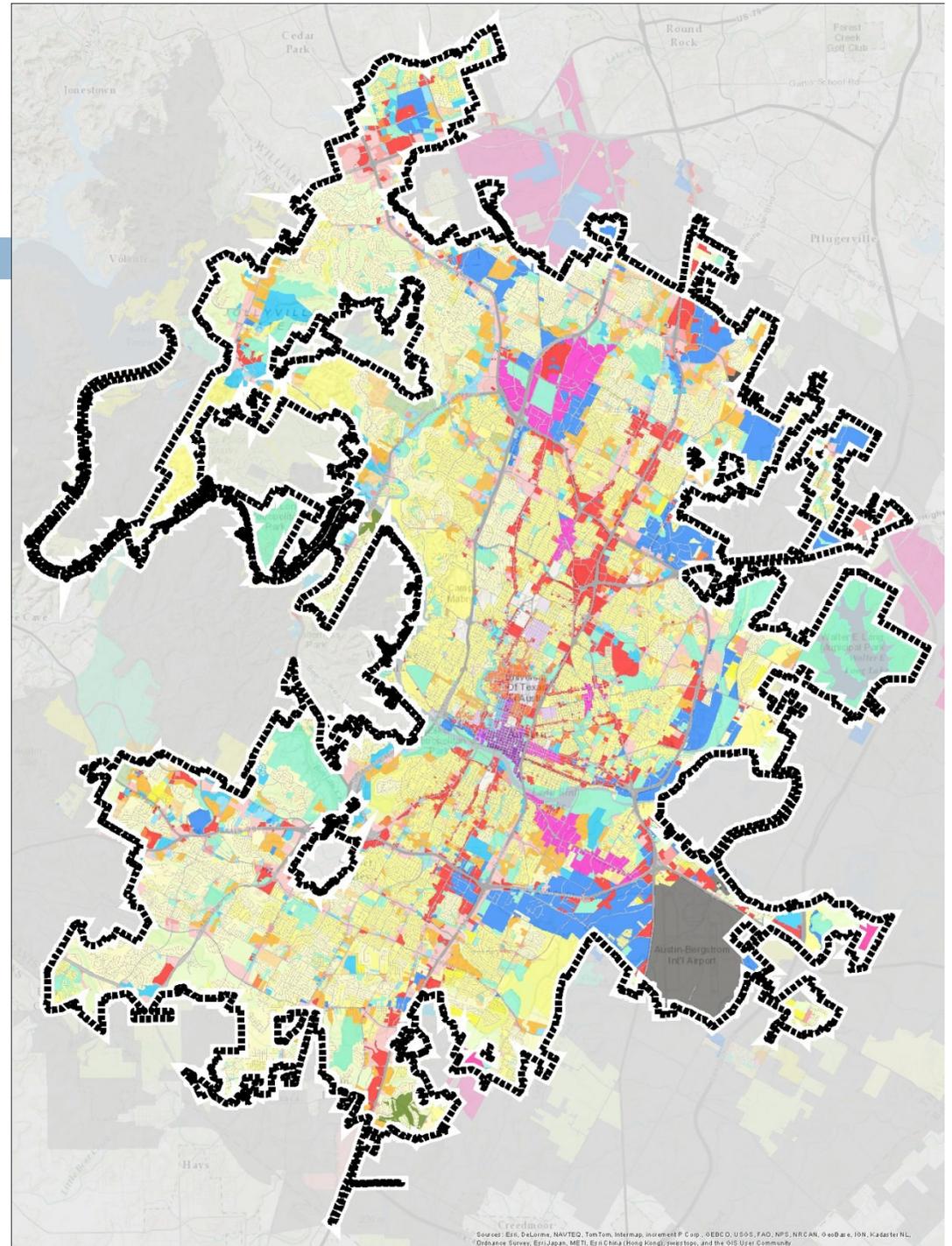
MF-3

SF-4

Place Types = Zoning Classes

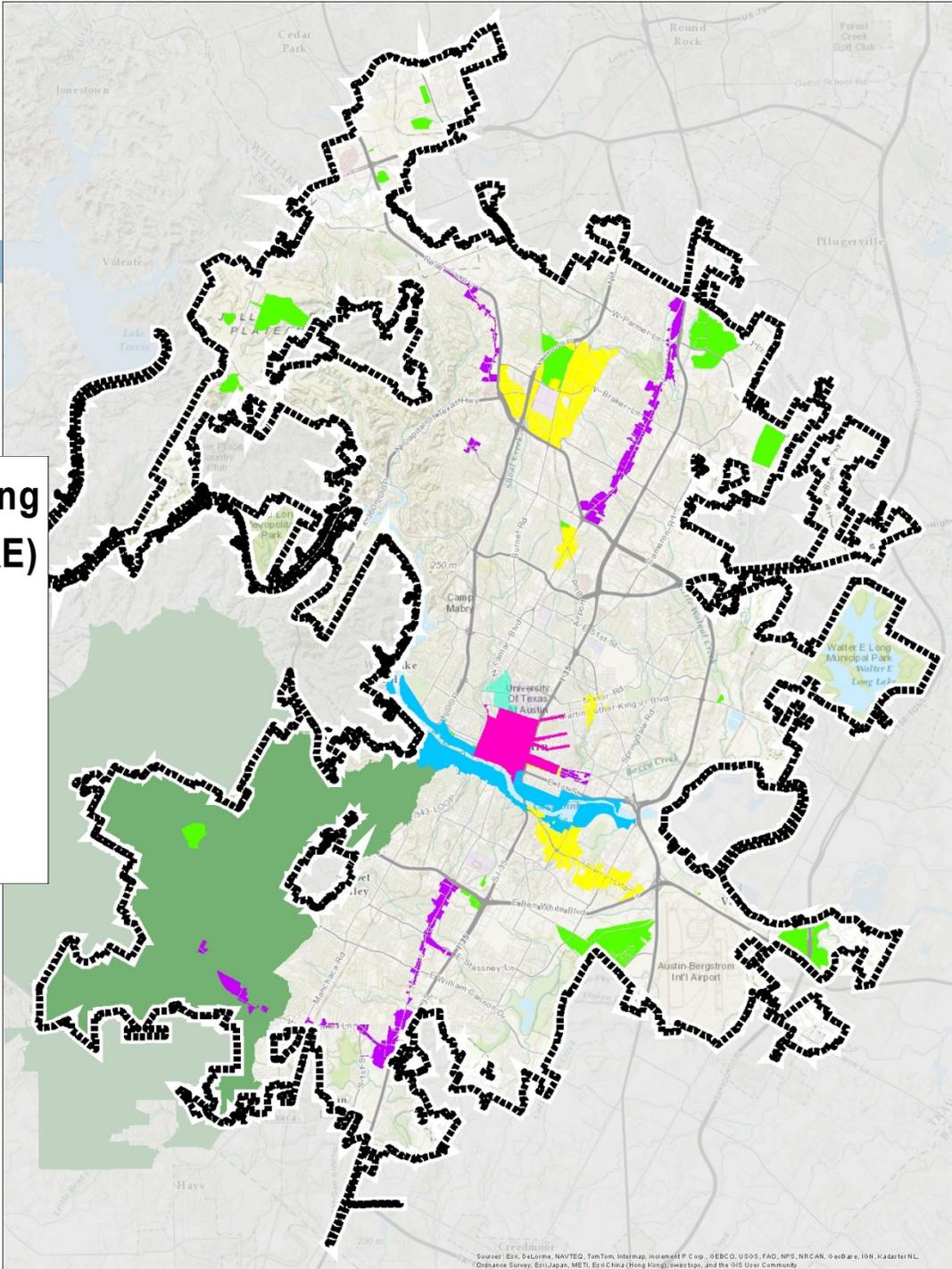
Base Zones

31 Base Zones



Misc. Overlays and Zones

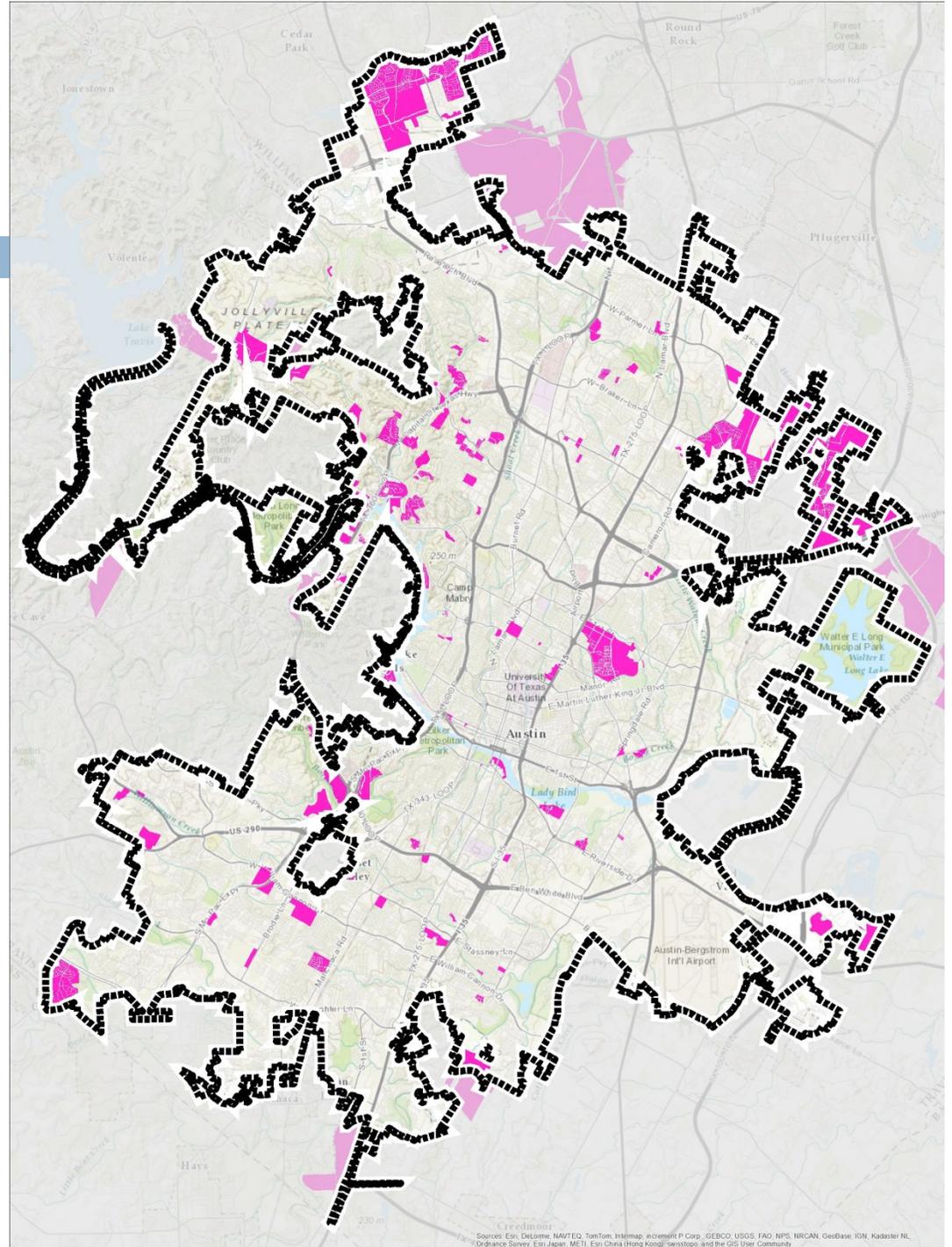
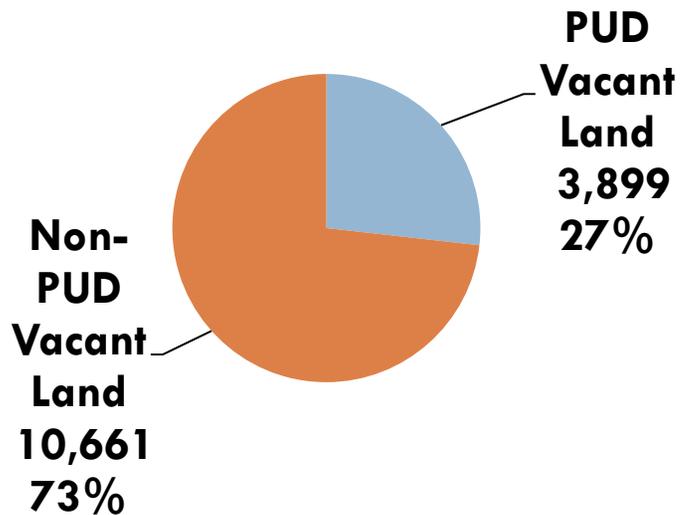
- Additional Vertical Mixed Use Zoning
- Central Urban Redevelopment (CURE)
- Planned Development Area
- Regulating Plan Subdistrict
- University Neighborhood Overlay
- Waterfront Overlay
- Barton Springs Zone Overlay



Creedmoor
Source: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., ©Esri, USGS, FAO, NPS, NRCAN, ©swire, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swiretopo, and the GIS User Community

PUDs

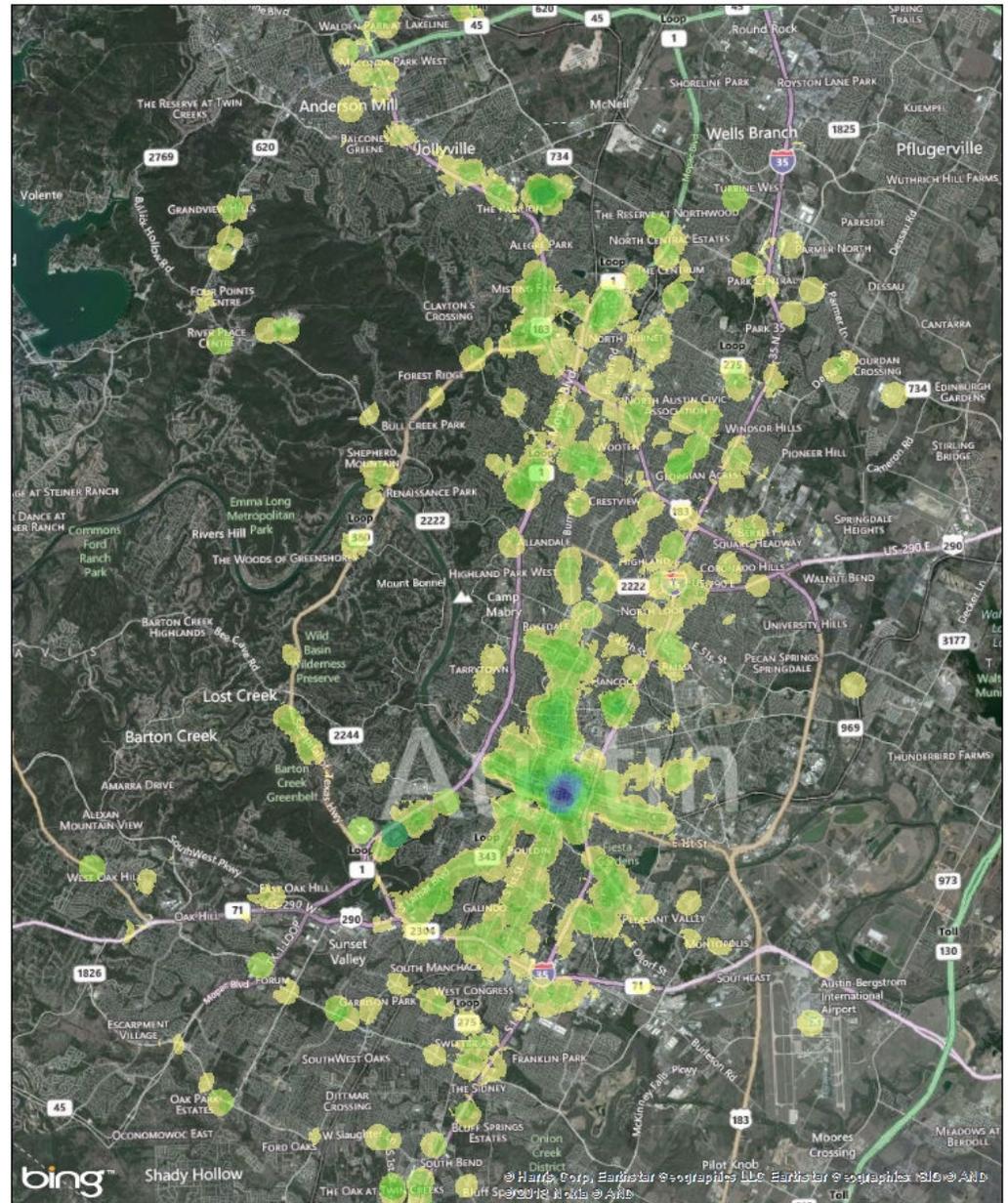
- 1/3rd of all vacant land is in PUDs
- 60% of vacant land in large parcels (>50 acres) are in PUDs



Infill & Redevelopment

- Utilize “Attractiveness Analysis” from Imagine Austin
- Identify redevelopment hot spots
- Continue recent past trends of 7-10% infill *

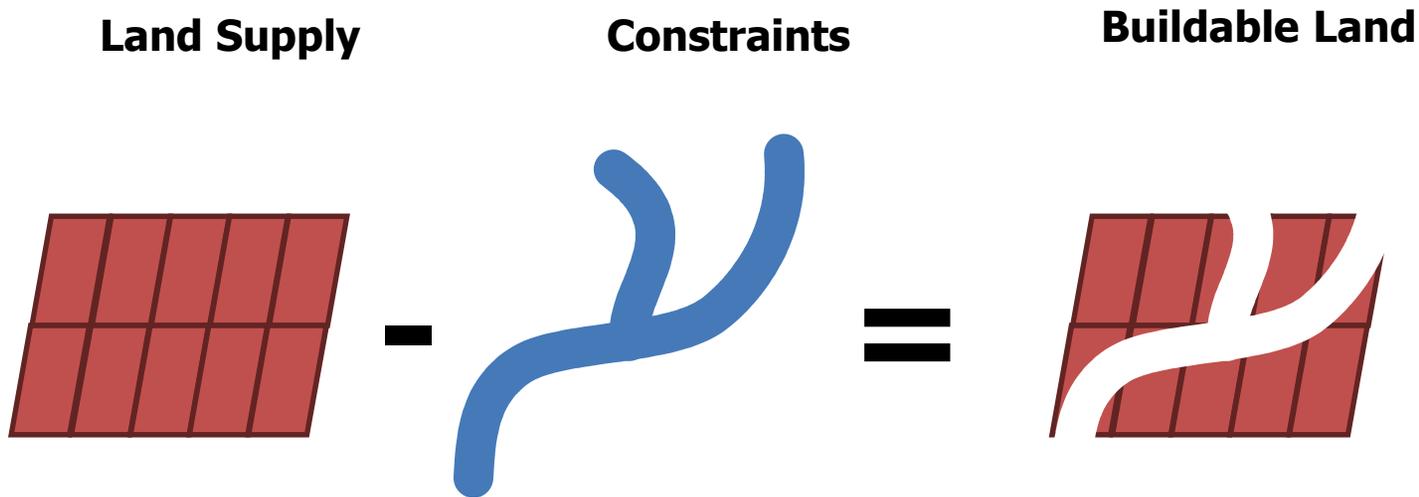
* “Residential Construction Trends in America’s Metropolitan Regions: 2012 Edition” EPA



Step 3:

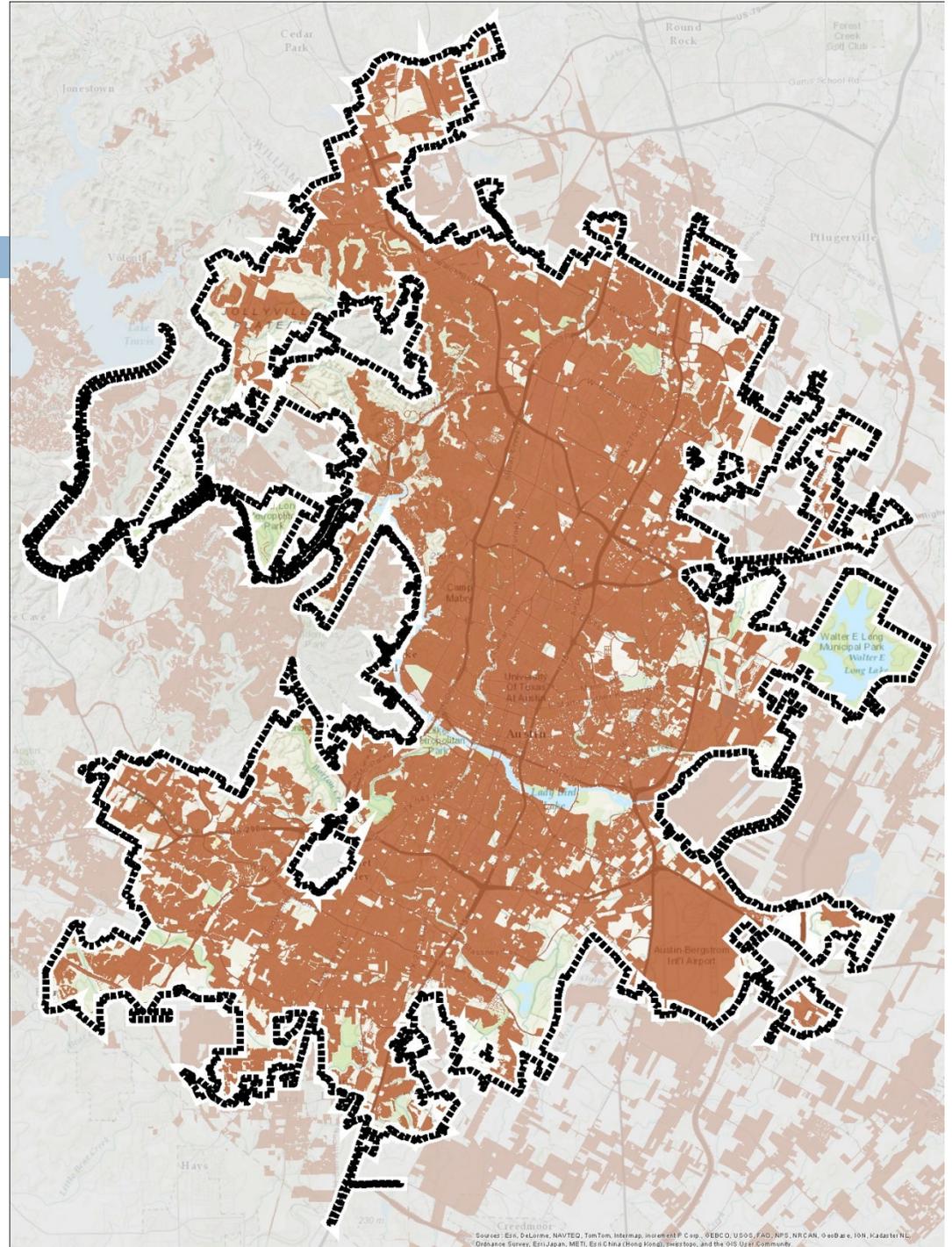
Construct Buildable Lands Layer

- Buildable Lands =
- Land Supply – Constraints (Environmental & Policy)



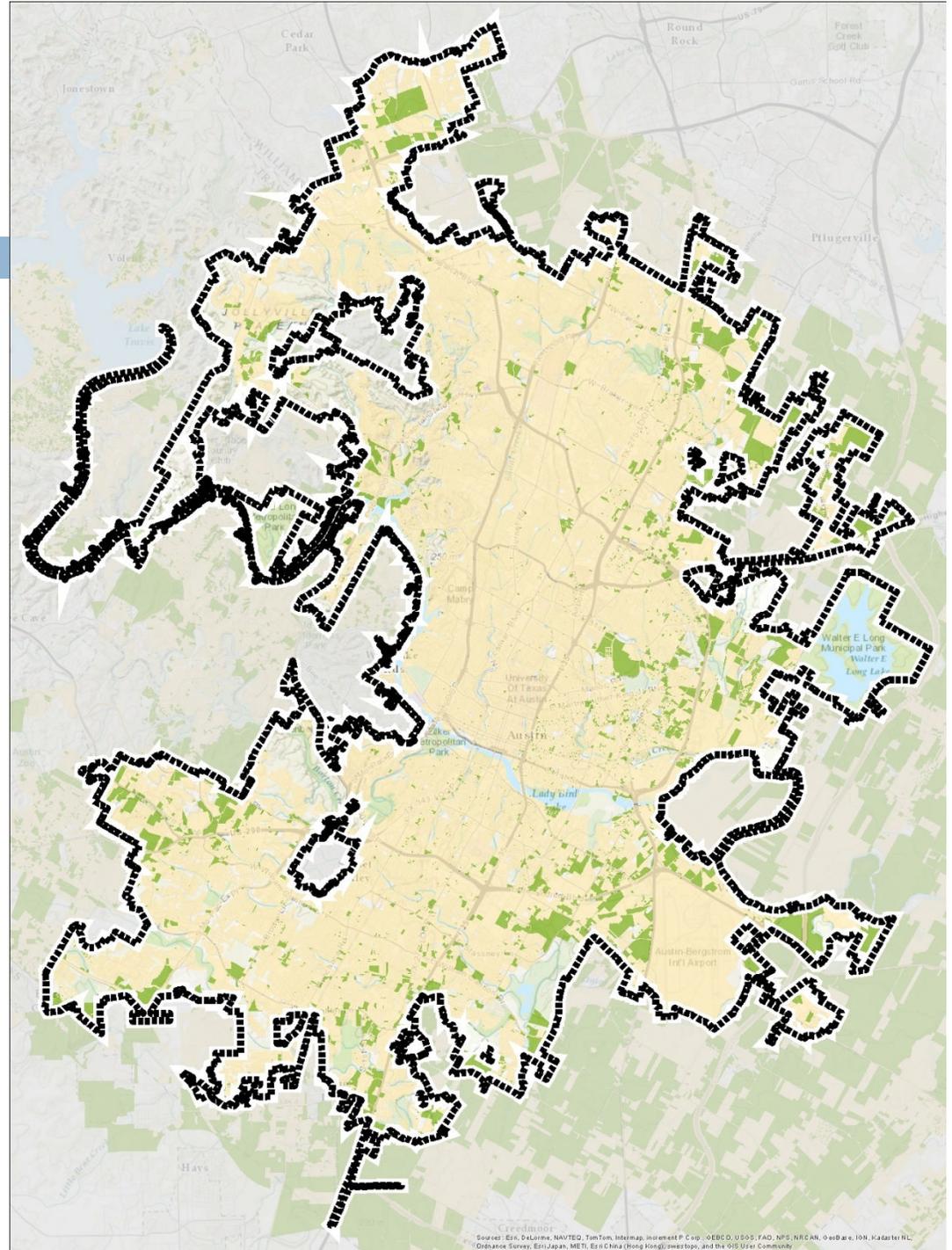
Built Lands

- 114,063 developed acres
- 178 square miles



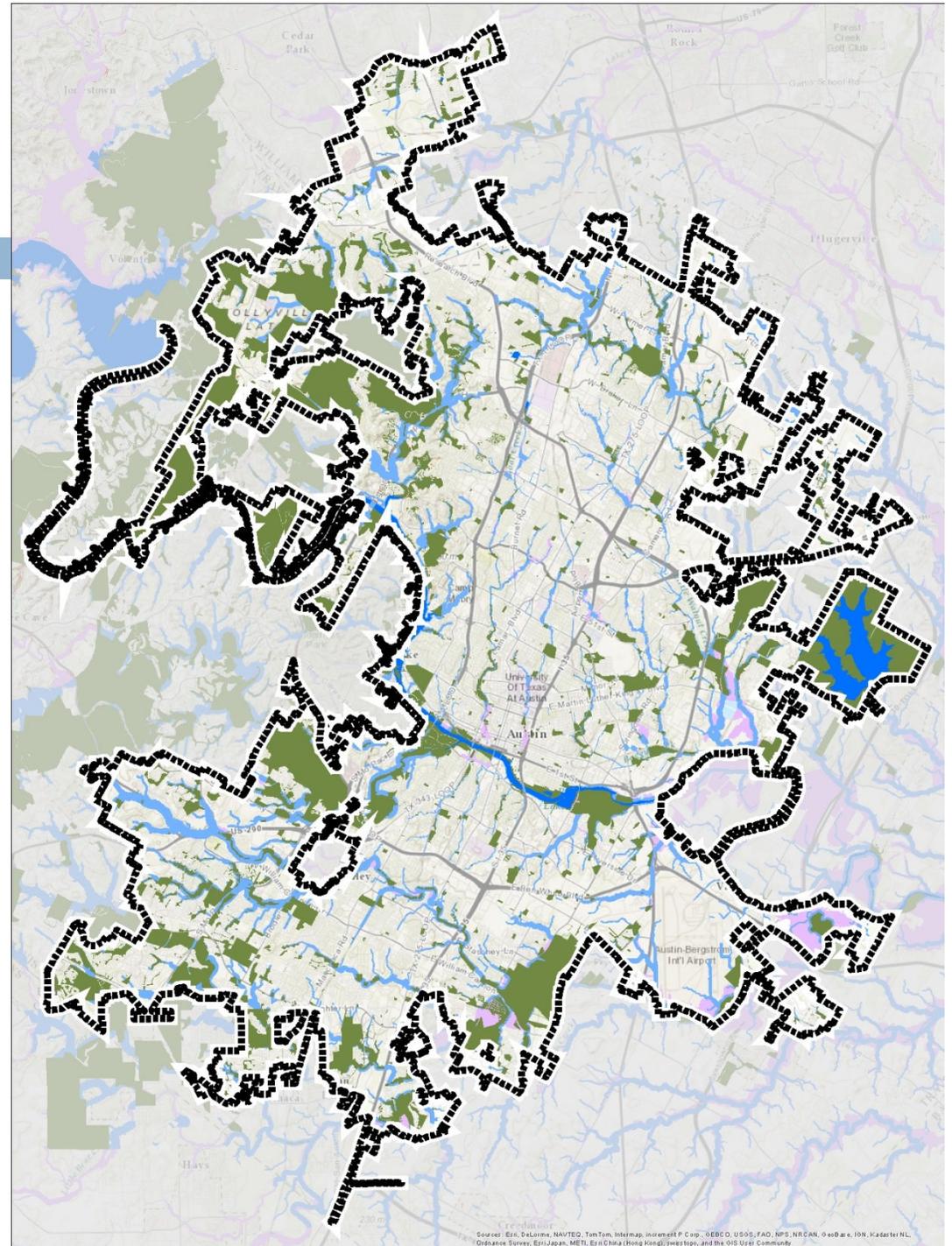
Vacant Lands

- 14,560 remaining vacant acres
 - ▣ 23 square miles
- 13% of the current developed area



Environmental Constraints

- EX_LU
 - OS
 - WATER
- CRITICAL_WATER_QUALITY_ZONE
 - Critical Water Quality Zone
 - Water Quality Transition Zone
- FLOOD_ZONE
 - A
 - AE
 - AH Depth 1ft
 - AH Depth 2ft
 - AH Depth 3ft
 - AO Depth 1ft
 - AO Depth 2ft
 - AO Depth 3ft
 - City of Austin Fully Developed 100-Year Floodplain
 - City of Austin Fully Developed 25-Year Floodplain
 - City of Austin Master Plan 100-Year Floodplain
 - City of Austin Master Plan 25-Year Floodplain
 - Flood-Related Erosion Hazard Area
- Slope
 - 35+



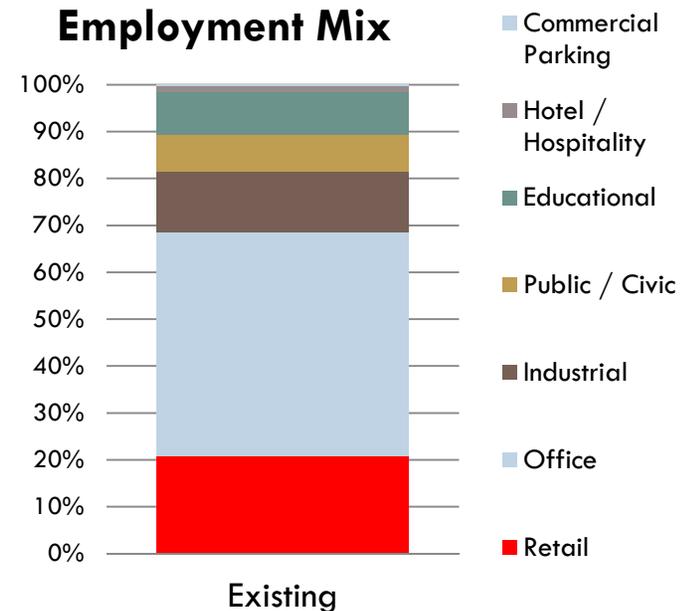
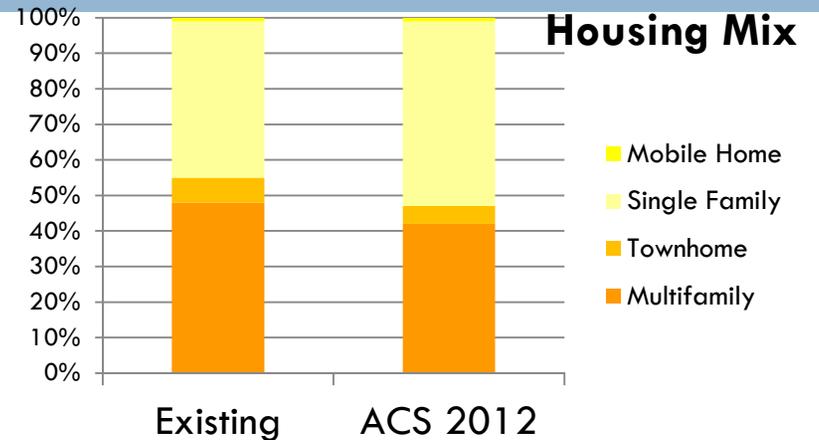
Credits:

 Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., ©CEB/C, U.S.G.S., FAO, NPS, NRCAN, ©esri, IGN, Kadaster NL,

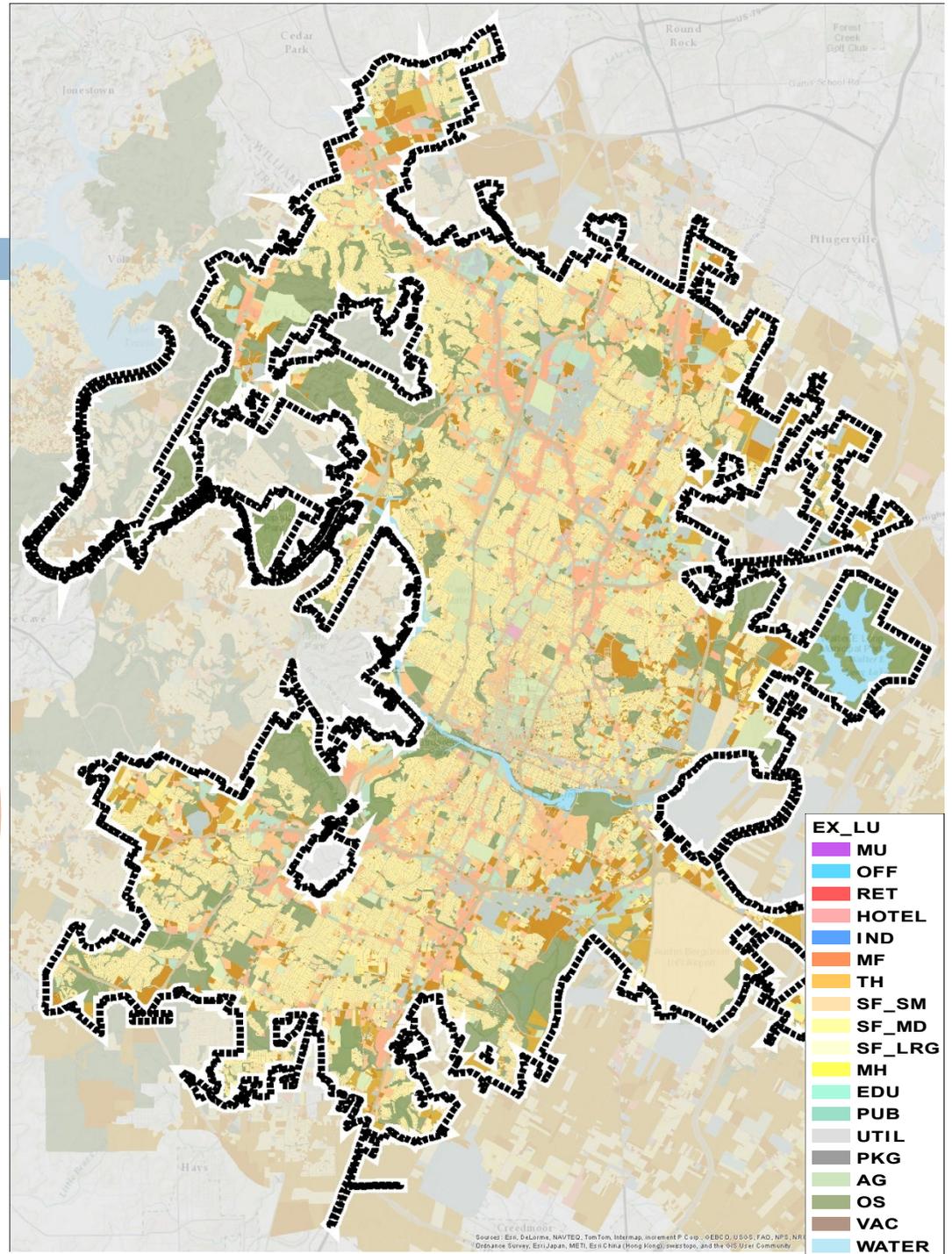
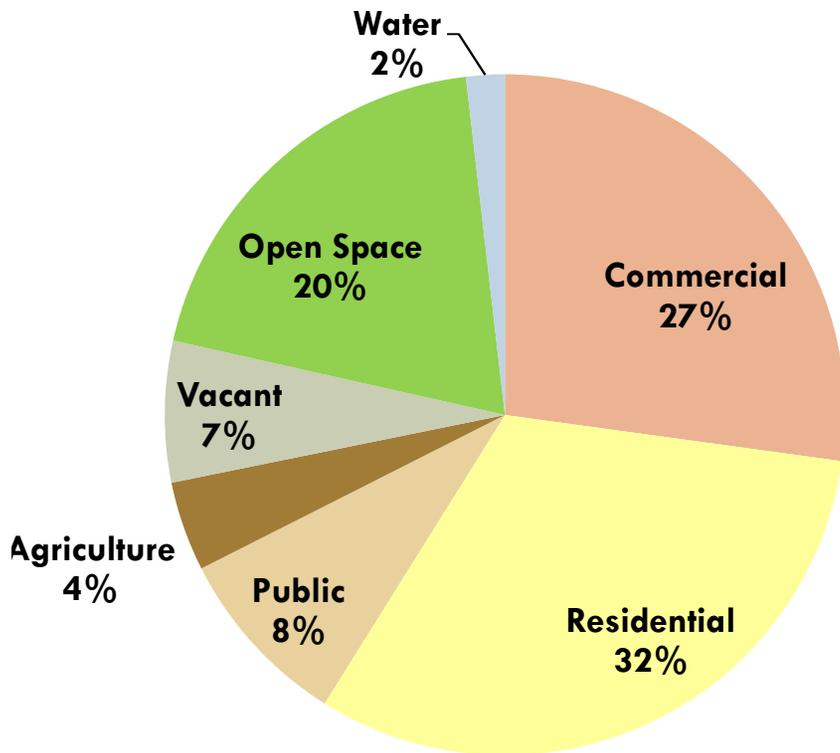
 Ordnance Survey, Esri/Japan, METI, Esri/China (Hong Kong), Swisstopo, and the GIS User Community

Step 4: Populate Scenario Layer with Existing Development

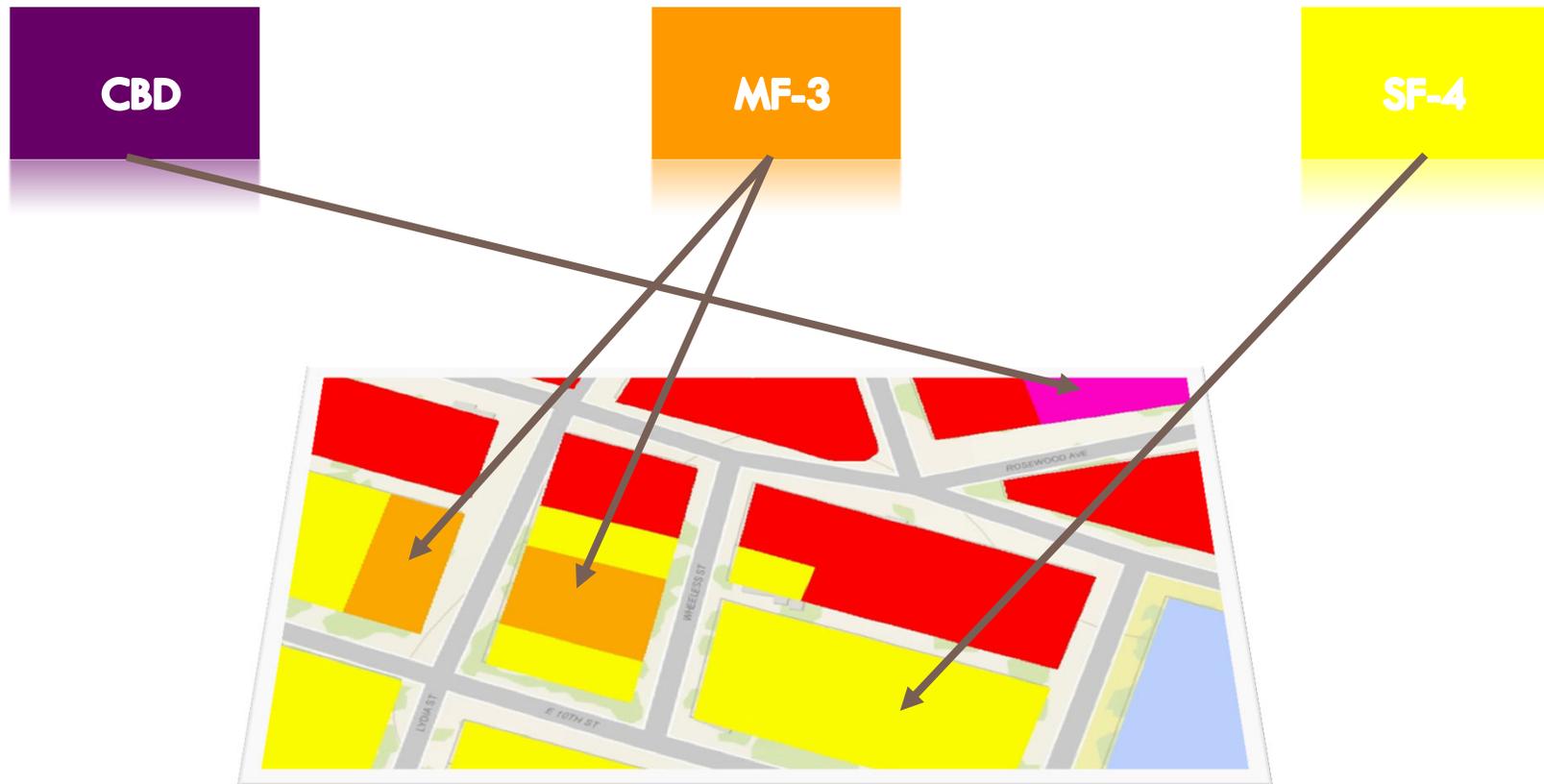
- 2012 data
- Detailed land use, housing, jobs and population information



Existing Land Use



Step 5: Build Out Current Zoning in Envision Tomorrow



Applying Zoning Types to Buildable Lands

The screenshot shows a software interface for applying zoning types to buildable lands. On the left, there is a 'Paint' panel with a 'Development Type' list. A red box highlights the 'Urban Core' and 'City Center' options, with the word 'Select' written next to it. The main map area shows a grid of land parcels, each colored according to its assigned zoning type. A red box highlights a specific parcel, with the word 'Paint' written next to it. At the bottom of the map area, there is a red box with the text 'See Changes Instantly'. The map also shows street names 'MAIN' and '7TH'.

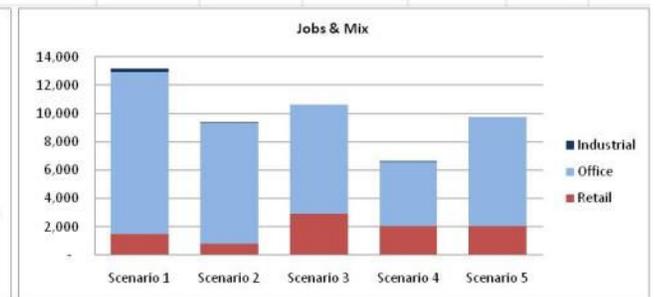
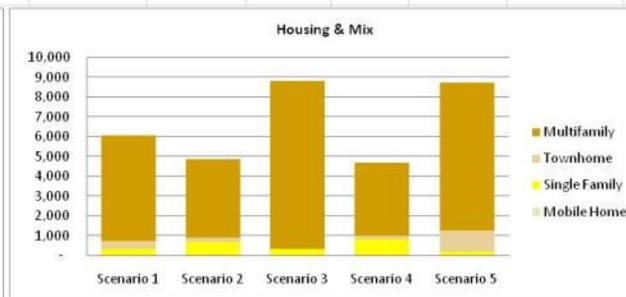
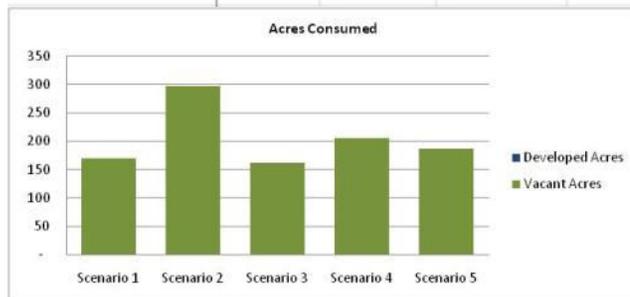
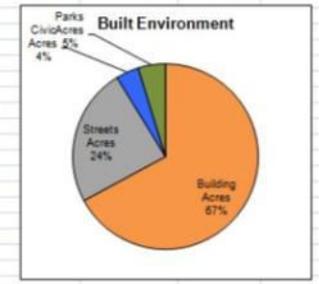
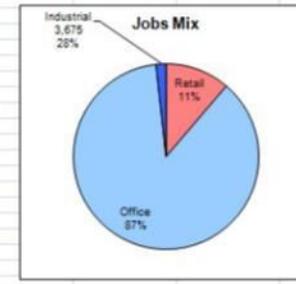
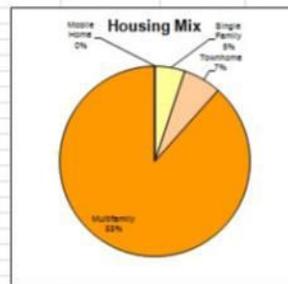
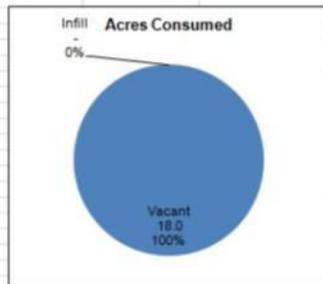


Step 6: Evaluate Performance of Zoning

Detailed Tables

Enter Scenario Name or Theme	Acres Consumed			Total Acres	Total Housing Units	Housing Mix				Total Jobs	Employment Mix			Built Environment			
	Total Vacant Acres	Total Developed Acres	Discounted Developed Acres ("ReDev %")			Single Family	Townhome	Multifamily	Mobile Home		Retail	Office	Industrial	Building Acres	Streets Acres	Civic Acres	Parks Acres
Urban Core	13.6	-	-	13.6	2,179	-	-	2,179	-	11,838	888	10,950	-	9.26	3.40	0.54	
City Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Town Center	3.4	-	-	3.4	343	-	-	343	-	121	121	-	2.32	0.85	0.14		
Village Center	3.2	-	-	3.2	132	-	-	132	-	113	113	-	2.17	0.80	0.13		
Mixed-Use Corridor	5.7	-	-	5.7	149	-	-	149	-	199	199	-	3.80	1.42	0.23		
Main Street	4.0	-	-	4.0	2,567	-	-	2,567	-	-	-	-	2.65	0.99	0.16		
City Neighborhood	24.5	-	-	24.5	344	-	344	-	-	-	-	-	16.44	6.14	0.98		
Town Neighborhood	4.0	-	-	4.0	50	-	50	-	-	-	-	-	2.67	1.00	0.16		
Village Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Suburban Residential	35.9	-	-	35.9	210	210	-	-	-	-	-	-	24.07	8.62	1.44		
Rural Residential	34.3	-	-	34.3	100	100	-	-	-	-	-	-	22.96	8.23	1.37		
Office Park	1.9	-	-	1.9	-	-	-	-	-	487	-	487	1.50	0.47	0.08		
Regional Retail	5.6	-	-	5.6	-	-	-	-	-	98	98	-	3.74	1.28	0.22		
Strip Commercial	2.1	-	-	2.1	-	-	-	-	-	62	62	-	1.42	0.49	0.08		
Flex Park	3.7	-	-	3.7	-	-	-	-	-	27	-	27	2.51	0.86	0.15		
Industrial Park	27.5	-	-	27.5	-	-	-	-	-	201	-	201	18.42	6.32	1.10		
Totals	169.5	-	-	169.5	6,073	310	394	5,370	-	13,145	1,480	11,437	228	114	41	7	
						5.1%	6.5%	88.4%	0.0%		11.3%	87.0%	1.7%	67.1%	24.1%	4.0%	

Quick Reference Graphs



Understand the Future

- Compare options
- Understand Indicators
- More predictability

